

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
APRIL 2, 2020**

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

April 2, 2020 2:00 P.M.

Meritus

Located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

District Board of Supervisors	Chairman	Jeff Hills
	Vice Chairman	Ryan Motko
	Supervisor	Nicholas Dister
	Supervisor	Kelly Evans
	Supervisor	Brady Lefere
District Manager	Meritus Districts	Debby Nussel
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec (Interim)	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The next section is the third section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Board Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting

Board of Supervisors
Ventana Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of the Ventana Community Development District will be held on **Thursday, April 2, 2020 at 2:00 p.m.** via conference call at the information listed below:

Conference Call In Number – 1-866-906-9330

Participant Access Code – 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Board Resignation – Seat 2.....Tab 01
 - B. Appointment of Board of Supervisor – Seat 2
 - C. Consideration of Resolution 2020-05; Re-Designating Officers.....Tab 02
 - D. Discussion on Landscape Proposals.....Tab 03
 - E. General Matters of the District
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS ON EXPANSION AREA**
 - A. Open Public Hearing on Levying Debt Assessments on Expansion Area
 - B. Staff Presentations
 - C. Public Comments
 - D. Close the Public Hearing on Levying Debt Assessments on Expansion Area
 - E. Consideration of Resolution 2020-06; Levying Debt Assessments on Expansion AreaTab 04
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting October 03, 2019.....Tab 05
 - B. Consideration of Minutes of the Special Meeting February 27, 2020.....Tab 06
 - C. Consideration of Operation and Maintenance Expenditures Sept. 2019 – Feb. 2020.....Tab 07
 - D. Review of Financial Statements Month Ending February 28, 2020.....Tab 08
- 8. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 11. ADJORNMENT**

Sincerely,
Debby Nussel
District Manager

March 05, 2020

Please accept this as my formal notification of resignation from the Board of Supervisors for Ventana CDD.

Ryan Motko
Eisenhower Property Group
111 S. Armenia Ave, Suite 201
Tampa, FL 33609
M: (813) 610-1718

RESOLUTION 2020-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF VENTANA
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Ventana Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF VENTANACOMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Debby Nussel</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5th DAY OF MARCH, 2020.

ATTEST:

**VENTANACOMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman

Landscape Maintenance Addendum 1

For

Ventana CDD

February 11, 2020

We hereby propose the following as a supplement to the existing Landscape Maintenance Contract for Ventana CDD for your review:

Detail, Fertilization, Pest Control and Irrigation Maintenance

Service Area	Price Per Month	Price Per Year
Detail, Fertilization, Pest and Irrigation services as described below:	<u>\$4666.67</u>	<u>\$56,000.00</u>

MAINTENANCE SERVICES

We appreciate the opportunity to show to you how Cornerstone Solutions Group can help you enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of each of your properties with your service expectations and budget considerations.

Landscape Maintenance Program

- **Weeding:** Weeds will be removed from all plant, tree and flower beds once a month during the non-growing season and twice a month during the growing season (18 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.
- **Fertilization and Pest Control (Bi-Monthly)**
 - **Turf Fertilization:** Timing of applications will be adjusted to meet horticultural conditions and supplemental applications of appropriate nutrients shall be applied as indicated by test results.
 - **Turf Weed, Insect and Disease Control:** Cornerstone Solutions Group employs an IPM (Integrated Pest Management) program, which calls for only legally approved chemicals to be used as needed for weed, insect and disease issues. Any infestations will be treated on an as needed basis throughout the year and the customer will be

made aware of the actions taken as well as the chemicals used. Pre-Emergent herbicides will be used from November 1st to April 1st and Post-Emergent herbicides will be used from April 1st to October 30th due to soil and air temperatures. (Cornerstone Solutions Group will not be held responsible for the post emergent control of common grassy weeds like crabgrass and common Bermuda due to the absence of legal and selective post emergent herbicides for this use.) Nematode control is neither implied nor offered. Ant mounds will be treated as they appear with Advion ant bait to eliminate mounds. (Contract pricing does not include Bayer's Top Choice or Chipco Choice or similar products that are used for guaranteed year long ant control.)

- **Monthly Irrigation Inspection (50 Zones)**

Contractor will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. Throughout the contract, all irrigation zones shall be inspected once a month to insure proper operation. All zones will be turned on to check for any coverage issues or any broken irrigation components. Any issues that require adjustments or cleaning of the filters, heads, rotors and spray nozzles will be performed during the monthly inspection. Any issues that have been caused by contractor shall be repaired at no cost to the Builder. Management shall receive a monitoring report after each monthly irrigation inspection. All repairs to system other than those caused by the Landscaper shall be done on a time and materials basis with the hourly labor rate being \$45.00 per hour. Contractor is not responsible for turf or plant loss due to water restrictions.

A. Miscellaneous:

- **Scheduling, rain, holidays:**

Our services are scheduled Monday - Friday. There will be a pre-determined day that our crews will be in your location area. We will make every effort to adhere to this schedule; however, we reserve the right to change your service day in order to keep our crews running efficient routes. As a courtesy to you, we will contact you well in advance if your mow day changes. While we can assure you of the day your lawn will be serviced, we cannot guarantee our arrival time.

- **Communication**

You're always welcome to call us, but we prefer that you contact us via e-mail. This expedites your service because we research your account before we call you. Our office is open 7 a.m. - 4:30 p.m., Monday - Friday. Our email address is cleee@cthpestsolutions.com

- **Our service guarantee**

The success of our business depends on you being satisfied with our service. If you have comments, questions or are not satisfied with our service, please call or send us an e-mail with a short description of your concern. We will make the crew aware of your concerns and address it on the next visit.

We appreciate your business and look forward to servicing your needs!

~Cornerstone Solutions Group

Agreement

The contract will be in effect for an initial term of 12 months (1 year) and will remain in effect after initial term until canceled by either party (per the cancellation provision conditions listed next). This agreement may be subject to a price increase annually effective the anniversary date or as otherwise agreed upon in writing by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Cornerstone Solutions Group, here after referred to as Landscaper, agrees to furnish all supervision, labor, materials, supplies and equipment to perform the work hereinabove. Landscaper may, at its sole discretion, utilize subcontractors to provide specific services under this contract. Landscaper will remain as the single and primary contact for all activities as related to this contract. Proof of insurance and necessary licensees will be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Conditions:

The contract will be in effect for an initial term of 12 months (1 year) with an effective start date of _____and will remain in effect after initial term until canceled by either party. This agreement may be subject to a price increase annually effective the anniversary date or as otherwise agreed upon in writing by both parties. Either party may cancel this contract by providing written notice to the other party to be delivered by certified mail. Notices received during the months of April through September shall cause an effective final date of billable service of not less than thirty (30) days after date of receipt. Notices received in any other months shall cause an effective final date of billable service of not less than ninety (90) days after the date of receipt. All notices shall be sent to the addresses indicated on this agreement.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Cornerstone Solutions Group, shall have the right to elect to stop work under this contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

In witness whereof the parties to this agreement have signed and executed it this_11__ day of _February_2020.

Scott B. Meister II
Signature of Representative

Date

Scott Meister
Signature of Owner

Owner
Title

Exhibit A – Service Area



Pond Bank Landscape Maintenance Agreement

This Landscape Maintenance Agreement (this “**Agreement**”), is entered into as of May 1, 2019 between the **Ventana Community Development District**, a community development district organized under the laws of the State of Florida (the “**District**”) and **Tree Farm 2, Inc. d/b/a Cornerstone Solutions Group**, a Florida for profit corporation (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance services for certain lands around the banks of the District ponds. Contractor submitted a proposal and represents that it is qualified to serve as a pond landscape maintenance contractor and to provide services to the District.

Operative Provisions:

- 1. Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
- 2. Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
- 3. Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services (the “**Work**”) as more fully set forth in the proposal attached hereto as **Exhibit A** (the “**Proposal**”).
 - b. A map of the areas to be maintained is attached hereto as **Exhibit B**.

- c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. Emergency Services. In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster Recovery Assistance Services shall not exceed a total of seventy (70) hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

5. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.
- e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
- f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within twenty-four (24) hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the road ways of the community must be legally equipped.

- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
 - i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
 - j. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
 - k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.
- 6. **Time of Commencement.** The work to be performed under this Agreement shall commence after providing District the requisite insurance referenced herein.
- 7. **Term and Renewal.** The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent one year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
- 8. **Termination**
 - a. **Contractor's Termination.** Contractor may terminate this Agreement with sixty (60) days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail. The sixty (60) day notice shall commence on the day of actual receipt of said written notice by the District.
 - b. **District's Termination.** The District may, in its sole and absolute discretion, whether or not reasonable, on thirty (30) days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail. The thirty (30) day notice shall commence on the day of mailing of said notice to the Contractor. In case of such termination for the District's convenience, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
 - c. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor

which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

9. District Representatives and Inspections.

- a. The District hereby designates the District Manager to act as the District's representative. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than fourteen (14) days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District.

10. Compensation

- a. As compensation for the Work the District agrees to pay Contractor:
 - i. for the Pond Mowing services specified in the Proposal at the Price Per Month of a total of two thousand three hundred ten dollars (\$2,310.00) per month.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- c. The District shall provide payment within forty five (45) days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within forty five (45) days of the District's receipt of such invoice.
- e. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

- f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

11. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. Responsibility for and Supervision of the Work: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Discipline, Employment, Uniforms: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. Furnishing of Labor, Materials/Liens and Claims: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements.

The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- e. **Responsibility for Negligence of Employees and Subcontractors:** Contractor shall be fully responsible for all acts or omissions of its employees on the project, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. **Safety Precautions and Programs:** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. Contractor shall assign a dedicated account manager to the District. Upon request by the District, the account manager shall attend the meetings of the District to provide updates to the Board and answer any questions regarding landscaping issues.

12. Indemnification

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or

copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

13. Insurance.

- a.** Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida and meet a minimum financial AM Best Company rating of no less than "A- Excellent: FSC VII." No changes are to be made to these specifications without prior written specific approval by the District.
 - i.** Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii.** Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii.** Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv.** Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b.** Each insurance policy required by this Agreement shall:
 - i.** Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii.** Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii.** Be written to reflect that the aggregate limit will apply on a per claim basis.
- c.** The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d.** The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e.** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f.** Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to

- commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
 - h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
 - i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.
14. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
15. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
16. **No Third Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
17. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

18. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 397-5120, OR BY EMAIL AT DEBBY.NUSSEL@MERITUSCORP.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

19. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
20. **Notices.** Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first:

To the District:	Ventana Community Development District c/o Meritus 2005 Pan Am Circle Suite 300 Tampa , FL 33607 Attn: District Manager
With a copy to:	District Counsel Straley Robin Vericker 1510 W. Cleveland Street Tampa, Florida 33606
To Contractor:	Tree Farm 2, Inc. d/b/a Cornerstone Solutions Group 14620 Bellamy Brothers Boulevard Dade City, Florida 33525

21. **Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
22. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
23. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
24. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
25. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
26. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
27. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
28. **Authorization.** The execution of this Agreement has been duly authorized by the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
29. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

[signature page to follow]

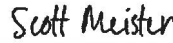
IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Ventana
Community Development District**



Jeff Hills
Chair of the Board of Supervisors

**Tree Farm 2, Inc. d/b/a
Cornerstone Solutions Group**

DocuSigned by:


Scott Meister, IP
President

EXHIBIT A



14620 Bellamy Brothers Boulevard Dade City, Florida 33525 (866) 617-2235 fax (866) 929-6998
www.CornerstoneSolutionsGroup.com

Landscape Maintenance Contract For Ventana CDD

We appreciate the opportunity to propose to you how Cornerstone Solutions Group can help you enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property with your service expectations and budget considerations.

We hereby propose the following for your review:

All Inclusive Exterior Landscape Management

Service	Price Per Month	Price Per Year
Pond Mowing	<u>\$2,310.00</u>	<u>\$27,720.00</u>

MAINTENANCE SERVICES

We appreciate the opportunity to show to you how Cornerstone can help you enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of each of your properties with your service expectations and budget considerations.

Landscape Maintenance Program

•**Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean and uncluttered appearance. It is anticipated that mowing services shall be provided weekly during the growing season, March through October, and every other week during the non-growing season or as needed November through March.(40 times per year)

•**Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed-eaters. When weed-eating, a continuous cutting height will be maintained to prevent scalping.

•Scheduling, rain, holidays:

Our services are scheduled Monday - Friday. There will be a pre-determined day that our crews will be in your location area. We will make every effort to adhere to this schedule; however, we reserve the right to change your service day in order to keep our crews running efficient routes. As a courtesy to you, we will contact you well in advance if your mow day changes. While we can assure you of the day your lawn will be serviced, we cannot guarantee our arrival time.

•Communication

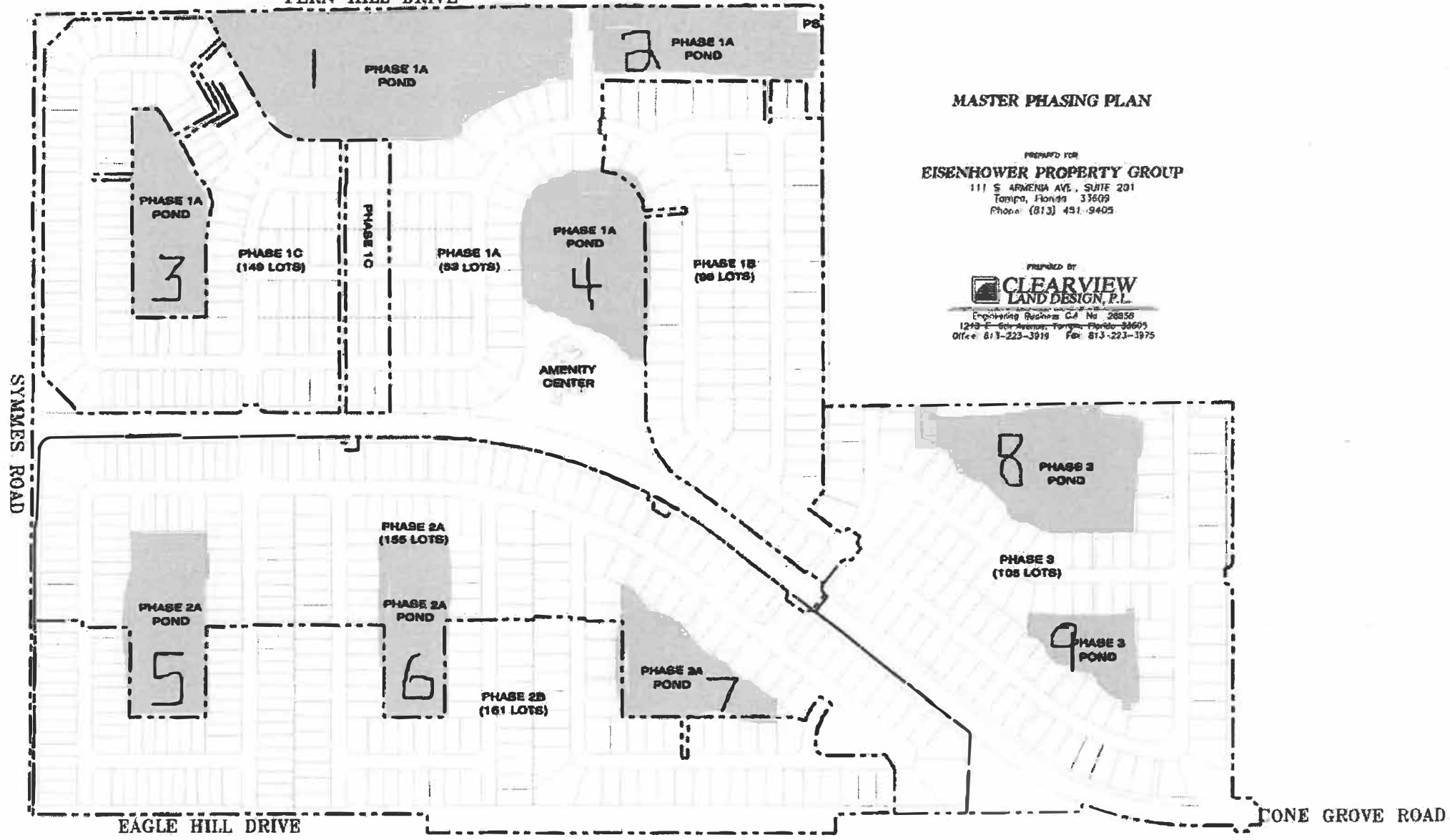
You're always welcome to call us, but we prefer that you contact us via e-mail. This expedites your service because we research your account before we call you. Our office is open 7 a.m. - 4:30 p.m., Monday - Friday. Our email address is clea@cthpestsolutions.com

•Our service guarantee

The success of our business depends on you being satisfied with our service. If you have comments, questions or are not satisfied with our service, please call or send us an e-mail with a short description of your concern. We will make the crew aware of your concerns and address it on the next visit.

We appreciate your business and look forward to servicing your needs!

EXHIBIT B



Landscape Maintenance Agreement

This Landscape Maintenance Agreement (this “**Agreement**”), is entered into as of July 12, 2019 between the **Ventana Community Development District**, a community development district organized under the laws of the State of Florida (the “**District**”) and **Tree Farm 2, Inc. d/b/a Cornerstone Solutions Group**, a Florida for profit corporation (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance services for the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape maintenance contractor and to provide services to the District.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
3. **Description of Work.**
 - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services (the “**Work**”) as more fully set forth in the proposal attached hereto as **Exhibit A** (the “**Proposal**”).
 - b. A map of the areas to be maintained is attached hereto as **Exhibit B**.

- c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. Emergency Services. In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster Recovery Assistance Services shall not exceed a total of seventy (70) hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

5. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.
- e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
- f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within twenty-four (24) hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the road ways of the community must be legally equipped.
- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.

- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
 - j. In the event that time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District’s representative.
 - k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District’s rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.
- 6. Time of Commencement.** The work to be performed under this Agreement shall commence after providing District the requisite insurance referenced herein.
- 7. Term and Renewal.** The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent one year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
- 8. Termination**
- a. Contractor’s Termination. Contractor may terminate this Agreement with sixty (60) days’ written notice with or without cause. Termination notice must be sent to and received by the District by certified mail. The sixty (60) day notice shall commence on the day of actual receipt of said written notice by the District.
 - b. District’s Termination. The District may, in its sole and absolute discretion, whether or not reasonable, on thirty (30) days’ written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail. The thirty (30) day notice shall commence on the day of mailing of said notice to the Contractor. In case of such termination for the District’s convenience, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
 - c. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.
- 9. District Representatives and Inspections.**

- a. The District hereby designates the District Manager to act as the District's representative. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than fourteen (14) days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District.

10. Compensation

- a. As compensation for the Work the District agrees to pay Contractor:
 - i. for the services specified in the Proposal at the Price Per Month of a total of five thousand two hundred fifty dollars (\$5,250.00) per month.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- c. The District shall provide payment within forty five (45) days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within forty five (45) days of the District's receipt of such invoice.
- e. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

11. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. Responsibility for and Supervision of the Work: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Discipline, Employment, Uniforms: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. Furnishing of Labor, Materials/Liens and Claims: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety

appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- e. Responsibility for Negligence of Employees and Subcontractors: Contractor shall be fully responsible for all acts or omissions of its employees on the project, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. Safety Precautions and Programs: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. Contractor shall assign a dedicated account manager to the District. Upon request by the District, the account manager shall attend the meetings of the District to provide updates to the Board and answer any questions regarding landscaping issues.

12. Indemnification

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

13. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida and meet a minimum financial AM Best Company rating of no less than "A- Excellent: FSC

VII.” No changes are to be made to these specifications without prior written specific approval by the District.

- i. **Workers’ Compensation:** Contractor will provide Workers’ Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer’s Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has “leased” employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers’ Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker’s compensation exemption shall access or work on the site.
- ii. **Commercial General Liability:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
- iii. **Automobile Liability:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
- iv. **Umbrella Liability:** With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer’s liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor’s liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor’s insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.
14. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
15. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
16. **No Third Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
17. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
18. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records

stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 397-5120, OR BY EMAIL AT debby.nussel@merituscorp.com, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA , FL 33607.

19. Waivers. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

20. Notices. Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first:

To the District: VentanaCommunity Development District
c/o Meritus
2005 Pan Am Circle
Suite 300
Tampa , FL 33607 Attn: District Manager

With a copy to: District Counsel
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

To Contractor: Tree Farm 2, Inc. d/b/a Cornerstone Solutions Group
14620 Bellamy Brothers Boulevard
Dade City, Florida 33525

21. Controlling Law. This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.

22. Enforcement of Agreement. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

23. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

24. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
25. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
26. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
27. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
28. **Authorization.** The execution of this Agreement has been duly authorized by the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
29. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Tree Farm 2, Inc. d/b/a
Cornerstone Solutions Group**

DocuSigned by:


Scott Meister, II
President

Ventana Community Development District



Jeff Hills
Member of the Board of Supervisors

**Exhibit "A" – Scope of Services
Exhibit "B" – Maintenance Map**

EXHIBIT "A"

Exterior Landscape Management Services

Service Area - Common Areas, Ponds, Cul de Sacs

Price Per Month \$5,250.00

Price Per Year - \$63,000.00

Landscape Maintenance Program

- **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean and uncluttered appearance. It is anticipated that mowing services shall be provided weekly during the growing season, March through October, and every other week during the non-growing season or as needed November through March.
- **Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed-eaters. When weed-eating, a continuous cutting height will be maintained to prevent scalping.
- **Edging:** All turf edges of walks, curbs and driveways shall be performed every mowing (40 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A weed-eater may be used only in areas not accessible to power edger.
- **Weeding:** Weeds will be removed from all plant, tree and flower beds once a month during the non- growing season and twice a month during the growing season (18 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.

Miscellaneous

- **Scheduling, rain, and holidays:** Our services are scheduled Monday - Friday. There will be a pre-determined day that our crews will be in your location area. We will make every effort to adhere to this schedule; however, we reserve the right to change your service day in order to keep our crews running efficient routes. As a courtesy to you, we will contact you well in advance if your mow day changes. While we can assure you of the day your lawn will be serviced, we cannot guarantee our arrival time.
- **Communication:** You're always welcome to call us, but we prefer that you contact us via e-mail. This expedites your service because we research your account before we call you. Our office is open

- Our service guarantee: The success of our business depends on you being satisfied with our service. If you have comments, questions or are not satisfied with our service, please call or send us an e-mail with a short description of your concern. We will make the crew aware of your concerns and address it on the next visit.



14620 Bellamy Brothers Boulevard Dade City, Florida 33525 P:(866) 617-2235 F:(866) 929-6998
www.CornerstoneSolutionsGroup.com

Landscape Maintenance Contract For Ventana CDD

July 12, 2019

We appreciate the opportunity to propose to you how Cornerstone Solutions Group can help you enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property with your service expectations and budget considerations.

We hereby propose the following for your review:

All Inclusive Exterior Landscape Management

Service	Price Per Month	Price Per Year
Common Areas, Ponds, Cul de Sacs	\$5,250.00	\$63,000.00

Maintenance Services

We appreciate the opportunity to show to you how Cornerstone can help you enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of each of your properties with your service expectations and budget considerations.

Landscape Maintenance Program

- Mowing: Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean and uncluttered appearance. It is anticipated that mowing services shall be provided weekly during the growing season, March through October, and every other week during the non-growing season or as needed November through March.
- Trimming: Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed-eaters. When weed-eating, a continuous cutting height will be maintained to prevent scalping.
- Edging: All turf edges of walks, curbs and driveways shall be performed every mowing (40 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A weed-eater may be used only in areas not accessible to power edger.
- Weeding: Weeds will be removed from all plant, tree and flower beds once a month during the non-growing season and twice a month during the growing season (18 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.



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Miscellaneous

- **Scheduling, rain, and holidays:** Our services are scheduled Monday - Friday. There will be a pre-determined day that our crews will be in your location area. We will make every effort to adhere to this schedule; however, we reserve the right to change your service day in order to keep our crews running efficient routes. As a courtesy to you, we will contact you well in advance if your mow day changes. While we can assure you of the day your lawn will be serviced, we cannot guarantee our arrival time.
- **Communication:** You're always welcome to call us, but we prefer that you contact us via e-mail. This expedites your service because we research your account before we call you. Our office is open 7 a.m. - 4:30 p.m., Monday - Friday. Our email address is maintenance@cornerstonesolutionsgroup.com
- **Our service guarantee:** The success of our business depends on you being satisfied with our service. If you have comments, questions or are not satisfied with our service, please call or send us an e-mail with a short description of your concern. We will make the crew aware of your concerns and address it on the next visit.

We appreciate your business and look forward to servicing your needs!

~The Cornerstone Team

Agreement

The contract will be in effect for an initial term of 12 months (1 year) and will remain in effect after initial term until canceled by either party (per the cancellation provision conditions listed next). This agreement may be subject to a price increase annually effective the anniversary date or as otherwise agreed upon in writing by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Cornerstone Solutions Group, here after referred to as Landscaper, agrees to furnish all supervision, labor, materials, supplies and equipment to perform the work hereinabove. Landscaper may, at its sole discretion, utilize subcontractors to provide specific services under this contract. Landscaper will remain as the single and primary contact for all activities as related to this contract. Proof of insurance and necessary licensees will be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



14620 Bellamy Brothers Boulevard Dade City, Florida 33525 P:(866) 617-2235 F:(866) 929-6998
www.CornerstoneSolutionsGroup.com

Conditions

The contract will be in effect for an initial term of 12 months (1 year) with an effective start date of and will remain in effect after initial term until canceled by either party. This agreement may be subject to a price increase annually effective the anniversary date or as otherwise agreed upon in writing by both parties. Either party may cancel this contract by providing written notice to the other party to be delivered by certified mail. Notices received during the months of April through September shall cause an effective final date of billable service of not less than thirty (30) days after date of receipt. Notices received in any other months shall cause an effective final date of billable service of not less than ninety (90) days after the date of receipt. All notices shall be sent to the addresses indicated on this agreement.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Cornerstone Solutions Group, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

In witness whereof the parties to this agreement have signed and executed it this 12 day of July 2019.

Ventana CDD

Debby Nussel

Signature of Representative

District Manager

Title

Cornerstone Solutions Group

DocuSigned by:

Fred Ingram

Signature of Owner or Agent

Commercial Landscape Director

Title



**Ventana Community
Development District
Landscape Maintenance Proposal
March 2020**

Presented to: Gene Roberts and Debby Nussel
Meritus Corp
Ventana CDD

Kyle DuBois. Business Developer. BrightView Landscape Services, Inc.
813 476 0304
Kyle.dubois@brightview.com

March 13, 2020

Debby Nussel, Gene Roberts

Meritus Corp

2005 Pan Am Circle. Suite 300

Tampa, FL. 33607

RE: **Ventana Community Development District** Landscape and Irrigation
Maintenance Proposal

Dear Debby and Gene:

Thank you for inviting BrightView to submit a landscape proposal for your new Ventana community. We have based our proposal scope and pricing on the information you provided us in your RFP and Plans as well as our visits to the property. We will also include three sections that might be of interest to the Board and residents.

- 1. Providing Pro-Active Communication to Management of present and future landscaping needs of the community.**
- 2. Maintaining the “look of the community” through maintenance and improvement of your turf, plants, trees, irrigation.**
- 3. Controlling the overall cost of the landscaping effort in collaboration with the Management.**

Thank you for the opportunity to submit this proposal. Feel free to contact me at (813) 476-0304 or by email at kyle.dubois@brightview.com

Kyle DuBois

Kyle DuBois
Business Developer

Mark Lanteigne

Mark Lanteigne
Riverview Branch Manager

Service Warranty

If selected as your landscape maintenance service provider; BrightView Landscape Services, Inc. will extend the warranty for all exterior plant material at Ventana Community Development District contingent upon a turnover walk with the landscape installer and Community Representative.

This warranty will include all new plant material installed which has been identified in good health and in acceptable plant selection for its intended "on-site" location, acceptable tolerance to geographic hardiness standards and properly irrigated. Any plant material which has been identified in writing as an exception to the previously stated criteria at the commencement of this landscape maintenance agreement will not be covered by this extended warranty.

BrightView will monitor the condition of the plant material on routine site inspections. Plant material which has declined or failed as a result of damages incurred by severe weather (lightning, freeze/frost, wind, hurricane or tornado) or infestations of borers and nematodes (which have limited means of control) will not be covered by this warranty. In the event of damages by severe weather or limited control infestations, BrightView will alert the owner's representative and will assist in all potential remedies to the problem.

It is expected BrightView will have the opportunity to service the irrigation system and subsequent programming, it is expected that the owner provide the necessary amount of water for optimum plant growth. Failure to provide the proper amount of water to the plant material on the property will summarily terminate the extended warranty until such correction can be initiated. Once completed, the plantings will be re-evaluated for extended warranty consideration. Additionally, sanctioned water restrictions that do not permit adequate watering of the landscape will nullify the extended warranty until such restrictions have been terminated and the plantings re-evaluated.

The exceptions to this extended warranty are intended to solely exclude those circumstances which prohibit BrightView from maintaining good plant health due to no fault of its own.

1. Maintaining the “Look of the Community” through Maintenance and Improvement of Your Turf, Plants, Tress, and Irrigation.

Weekly Maintenance Program Plan

Our weekly maintenance plan is based on your Scope of Work provided as well as our 80 year history of servicing high-end communities and **32 years in the Tampa Bay area**. Our goal is to continually provide a noticeable difference between our services and other landscape contractors. **We can service all of Ventanas’ needs in-house** with all associates being specialists in their particular trade. **No services are subcontracted out.** Below we have highlighted additional info on our weekly service plan.

Mowing Program Highlights

- You will have a **specific 4 person Team** on property one full day each week to perform all the mowing, edging, string-trimming, and blowing.
- **Your Ventana Team will be the same crew every week.** This creates **accountability** and a sense of pride for team members.
- Your Team will service all your turf areas one day each week using various mowing patterns to prevent ruts in the turf over time.
- Our model is to schedule crews Monday - Thursday. This way we can adjust the weekly mow schedule if we encounter rain or a planned community special event. **You will never be “skipped.”**
- If during rainy season, turf is too wet to mow, team will still be on property, removing fallen debris, policing community or focusing on pocket pruning highly frequented areas.



Pruning Program Highlights



- Your **4 person Detail Crew** will service **entire property completely each month.**
- A **monthly detail and pruning map schedule** will be provided to **Management monthly**
- Our program gives us the ability to adjust the monthly prune schedule if we encounter rain, an emergency or a schedule adjustment based around a community planned special event.

- Our schedule will guarantee we maintain and minimize the variance of “long and short” shrub pruning every month on all shrub and ground cover beds. The appearance of all shrubs throughout Ventana will look more “uniformly pruned” over the course of every month.



- **Winter:** Cut back shrubs needing severe thinning, limb up trees.
- **Spring:** Apply pre and post emergent weed prevention chemically to all areas and fertilize. Hard cutbacks for selective plants.
- **Summer:** Regular inspections to address plant growth, weeds, and overall plant health, fertilize.
- **Fall:** Fertilize at proper rates, monitor irrigation cut backs and apply pre-emergent weed control from winter weed.

Agronomic Programs: Turf, Shrubs and Ground Cover Highlights

Green Industry “Best Management Practices”

- The GI-BMPs are a science-based educational program for Green Industry workers (landscape maintenance professionals), brought to you by **UF-IFAS Florida-Friendly Landscaping™ program**. The GI-BMPs teach environmentally safe landscaping practices that help conserve and protect Florida’s ground and surface waters.
- We will provide a calendar of services monthly. This will allow your residents to prepare for blanket chemical services and fertilizer applications.
- We will have one spray technician and one round-up weed-control technician on property monthly.

St Augustine Turf Standard

Trt	Application Dates	Type	Maintenance Description (unit of measure)
1	Feb to Mar	G	Fertilization with Preemergence (Standard)
2	April 15 - May 30	G	Fertilization (Standard)
3	May to June	L	Chinchbug Control
4	October	G	Fertilization (Standard)
Alternate Product Options			
5	optional	G	Maintenance Fertilization
6	optional	G	Fertilizer with Enhanced Slow Release
7	as needed	G	Fertilizer with Chinchbug Control
8	as needed	G	Startup/Rescue Fertilization
9	as needed	G	Phosphorus Deficient Soils Fertilization
IPM and Misc Applications			
A	As needed	L	Chinchbug Control - Spot Treatment
B	Dec/Jan	L	Winter broadleaf weed control
C	Feb to Sept	L	Summer Weed control of broadleaf weeds. Add Lontrel on non-residential accounts
D	As needed	L	Broadleaf weed control all seasons
E	As needed	L	Sedge and Kyllinga control all seasons
F	As needed	G	Brown Patch
G	As needed	L	Take-All Root Rot

Bahiagrass Medium Maintenance

Trt	Application Dates	Type	Maintenance Description (unit of measure)	Material
1	February	G	Fertilization with Pre-M	25-0-12 100% Polyon ST
2	October	G	Fertilization with Pre-M	25-0-12 100% Polyon ST
A	As needed	L	Broadleaf Weed Control	Speedzone Southern (fl oz)
B	Late may	L	Mole cricket control as quoted	TopChoice

Ornamental Program

Trt	Application Dates	Type	Maintenance Description (unit of measure)	Material Description
1	April/May	G	Fertilization of Ornamental Beds	25-0-12 100% Polyon ST
2	Nov/Dec	G	Fertilization of Ornamental Beds	25-0-12 100% Polyon ST
Alternate Product Options				
4	As needed	G	Fertilization with Preemergence Weed Control <i>May be substituted for apps 1 or 2</i>	24-0-11 100% Polyon ST + 0.45% Barricade
4	As needed	G	Fertilization of High Value Palms <i>Apply up to 4 times per year on problematic palms. Do not apply in rings; can be substituted for entire bed fertilization.</i>	8-2-12 Palm Special Polyon 43-0-0 65% Polyon 0-0-56

Monthly Irrigation Service Highlights

- **An Initial Irrigation Audit of entire property to be performed within first 60 days.**
This includes checking Valves, Zones, Lateral Line breaks, adequate water coverage and broken heads throughout entire community and provide a detailed report of findings, priorities and suggested updates or repairs.
- You will have a full-time Irrigation Technician on property monthly.
- Every Irrigation clock will be checked thoroughly by your Irrigation Technician.
- **A report will be provided to management monthly.**
- Any irrigation heads damaged will be repaired immediately. Any other problems will be reported immediately to management.
- The monthly irrigation check will assure us that every zone is fully operational, and that the water coverage is adequate to keep a healthy and lush landscape.
- The best preventative maintenance program is the one that consistently checks the system, keeps it up and running properly, and repairs any issues in timely manner.



Tree and Palm Maintenance Program Highlights

You can count on us to preserve your trees, enhance their appearance, increase their production, improve safety and reduce liability. Our ISA Certified Arborists offer a comprehensive set of services and will be available to you for everything you may need to keep your trees healthy and beautiful.

Tree Care services include:

- Tree pruning
- Soil and tissue analysis
- Cabling and bracing
- Emergency storm clearance
- Tree removal and stump grinding
- Inventory and management plans
- Insect and disease control
- Nutrient management
- Fertilization
- Transplant and relocation
- Nuisance fruit production control
- Hazard evaluation and management



The pruning of trees and palms assures the natural character which reduces potential hazards and insures stability in your urban tree canopy. Hardwood Trees can be pruned at various times of the year but our ISA Certified Arborist recommends a winter and summer management program.

- **Winter-** Hardwood elevation and deadwood removal if necessary
- **Spring-** (April-May) Pruning of all Palms to remove brown fronds and seed stalks.
- **Summer-** Maintenance Pruning of Hardwoods to remove excess foliage, building, security, vehicle and pedestrian clearance issues.
- **Fall-** (September-October) Pruning of all Palms to remove brown fronds and seed stalks (Optional if needed)



Annual Installation and Maintenance Program Highlights

Color plantings are usually the most intensively managed element of a landscape.



- Provides an individual identity to the property
- Attracts the attention of tenants, residents, employees, guests and the general public
- Complements a well-maintained landscape
- Creates a pleasing atmosphere
- Makes an eye-catching statement about the property
- Adds value to the property

BrightView Landscape Design Team

Tyler Drew, Design Manager.



- 10 Years with BrightView Landscape Services
- Assists Boards and Property Managers with Project budgeting and planning for Landscape, Hardscape, Lightning and Irrigation Design.
- 3D Rendering of enhancement areas.

- Before and After Renditions of enhancement areas complete with quote based on your budget.



Current Appearance



After Rendition

2. Providing Pro-Active Communication to Management of Current and Future Landscaping Needs of Community.

BrightView implores multiple proactive communication tools to our customers. Staying in constant communication with Management is the only way to guarantee a successful partnership. It all starts with your Single-Point-of-Contact Account Manager:

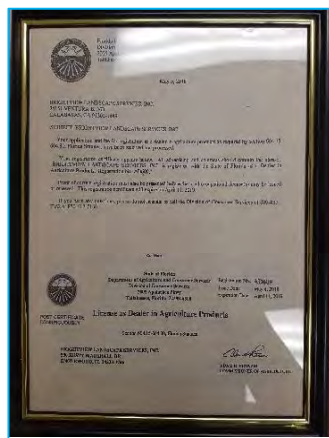
Ventana's Account Manager: Greg Funk

- **5 Years with BrightView Landscapes**
- 8 years in commercial landscaping industry.



- Greg will be responsible for the management and local supervision of your landscape teams.
- He is your Single-Point-of-Contact Manager for Ventana whether it be irrigation, fertilization, daily mowing and detail crews or scheduling annuals, mulch or tree work.
- On Property weekly.
- Oversees crews on daily production and meeting our client's needs and wants.
- Licensed Commercial Fertilizer Applicator
- State of Florida Green Industries Best Management Practices Certified

- Greg Lives in Riverview and is very familiar with the expectations of the area.



Riverview Branch Manager: Mark Lanteigne

- 38 Years with BrightView Landscapes
- 30 Years in the Tampa Market



- 40 Years in Commercial Landscaping Industry
- Mark will be Greg's backup in the case Greg is unavailable.
- Oversees all operations within the branch including customer service, labor, equipment, safety and all administrative functions.
- State of Florida Green Industries Best Management Practices Certified.
- State of Florida Pest Control Spray License.
- BA in Agriculture at the University of Rhode Island.

Mark lives in the Riverview area and has been with the Brandon BrightView Branch for 30 years. Mark specializes in high-end community landscape maintenance.

Ventana Service Team Breakdown

TEAM MEMBER	TITLE	RESPONSIBILITIES
Greg Funk	Account Manager	<ul style="list-style-type: none"> Accountable for your complete satisfaction
Mark Lanteigne	Branch Manager	<ul style="list-style-type: none"> Maintains schedule Ensures compliance to job specs and quality Manages crews Interfaces with on-site contact
Raphael Christopher	Production Manager/Crew Leader	<ul style="list-style-type: none"> Schedules workload for crew Ensures readiness of workers, tools and material Maintains safe working conditions Trains field personnel Assists with large pruning jobs, chemical applications Identifies areas that need attention
John Miles	Irrigation Technician	<ul style="list-style-type: none"> Conducts monthly irrigation inspections Adjusts, repairs and troubleshoots problems
Jose Shears Santiago Pugu	Pest Control Specialist	<ul style="list-style-type: none"> Applies insecticides, herbicides, fungicides and other chemicals, safely and in accordance with industry standards
5 Person Weekly Team	Gardeners	<ul style="list-style-type: none"> Operate mowers and small handle-held machines Daily clean-up Responsible for pruning, trimming and detail of property



Weekly Pro-Active Communication from Your Account Manager

BrightView		Field Report	
Client Name: _____		Crew Leader: _____	
Property Name: _____		Client Fax: _____	
Date: _____		Manager: _____	
THE FOLLOWING SERVICES WERE PERFORMED:			
Operation	Complete	Ongoing	
POLICE SITE	<input type="checkbox"/>	<input type="checkbox"/>	
MOW	<input type="checkbox"/>	<input type="checkbox"/>	
BLOWING	<input type="checkbox"/>	<input type="checkbox"/>	
WEED BEDS	<input type="checkbox"/>	<input type="checkbox"/>	
EDGE BEDS	<input type="checkbox"/>	<input type="checkbox"/>	
EDGE HARD LINES	<input type="checkbox"/>	<input type="checkbox"/>	
SPOT PRUNE SHRUBS	<input type="checkbox"/>	<input type="checkbox"/>	
MAJOR PRUNE SHRUBS	<input type="checkbox"/>	<input type="checkbox"/>	
PRUNE GROUND COVERS	<input type="checkbox"/>	<input type="checkbox"/>	
PRUNE TREES	<input type="checkbox"/>	<input type="checkbox"/>	
FLOWER CARE	<input type="checkbox"/>	<input type="checkbox"/>	
SPRAY INSECTICIDE	<input type="checkbox"/>	<input type="checkbox"/>	
SPRAY HERBICIDE	<input type="checkbox"/>	<input type="checkbox"/>	
Comments: _____			

Client Signature: _____ Date: _____			

Weekly Reports Provided to Management

- Your Single-Point-of-Contact Account Manager, Greg, will email you a simple, yet effective, reporting tool to communicate on weekly and daily services.
- This Report can be used to recap the weekly services completed, upcoming services, priority issue updates or status of requested services.

Monthly Irrigation Reports Provided

Greg will also provide Management with Irrigation Inspection Reports as part of our proactive communication approach. This report informs you your irrigation system is functioning properly and efficiently or if any issues were found and addressed.

BrightView		REPORT FOR	
415 27th Street SE Burien, WA 98148 813-641-1577 • Fax 813-641-7582		ADDRESS _____	DATE _____
M T W T F S S M T W T F S S RUN DAYS		PAGE _____	OF _____
ZONE NUMBER _____			
SPRAY OR BOTOR S OR R _____			
RUN TIME FOR ZONE (MIN) _____			
PROG STIME _____			
CONTRACT REPAIRS _____			
NO FAULTS FOUND _____			
PARTIAL CLOG _____			
ABC OR RADICUS ADJ _____			
HEAD STRAIGHTENED _____			
REPAIRS WITH APPROVAL _____			
HEAD MISSING/BROKEN _____			
CHANGE 4" TO 6" POP UP _____			
HEAD RAISED _____ SHRUB _____			
TURF _____			
SEVERE CLOG _____			
INCORRECT NOZZLE _____			
RELOCATION _____			
LEAK IN HEAD _____			
LEAK IN PIPE _____			
HEAD NOT ROTATING _____			
VALVE NOT OPERATING _____			
OTHER —SEE COMMENTS _____			
COMMENTS: (Attach extra sheet if necessary) _____			
ESTIMATED COST OF REPAIRS \$ _____			
INSPECTED BY _____			





- Any Irrigations Emergencies will be immediately reported to management and the Board.
- Any irrigation heads damaged will be repaired immediately. Any other problems will be reported immediately to management.
- The monthly irrigation check will assure us that every zone is fully operational, and that the coverage is adequate to keep a healthy and lush landscape.
- The best preventative maintenance program is the one that consistently checks the system, keeps it up and running properly, and repairs any issues in timely manner.

Quarterly Quality Site Assessment with Management




- This quarterly Report is completed by your Account Manager and Ventana Management who would like to attend.
- This is a thorough walk-through of the entire property. Your Account Manager will take pictures of current or upcoming maintenance issues, scheduled services and solution plans.

Quality Site Assessment
General Information
<i>Property Name:</i> Bougainvillea Place <i>Date:</i> Wednesday, October 09, 2019 <i>Next Inspection Date:</i> Saturday, November 09, 2019 <i>Client Attendees:</i> None <i>Brightview Attendees:</i> Alberto Amas, Kyle
CUSTOMER FOCUS AREA:
Weeds and key entrances
CARRYOVER ITEMS (CheckBox = DONE): None Noted
<input type="checkbox"/> None
MAINTENANCE ITEMS:
1) Main entrance
2) Shrubs need trimming at entrance
3) Weeds in bed areas
4) Turf needs fert app
5) Trimming at clubhouse needed
6) Dry spots on turf
7) Weeds in turf broad leaf and sedge
8) Schedule palm pruning
9) Weeds in turf areas
10) Check for proper irrigation coverage
11) Mulch needed
12) Sod needed ring is to wide
13) Replace turf, weeds have taken over
14) Irrigation break at 2503
RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:
1) Recommend crown thorns red
2) Recommend removal
3) Recommend plant install continue existing plants
4) Recommend a three year plan on oaks throughout property structure prune to avoid wind damage to tree get sunlight to turf areas and shrubs.
NOTES TO OWNER/CLIENT:
1) Recommend fertilizer apps
2) In need of weed control in turf.
3) Palm pruning is in need
BrightView.com Confidential Page 1 of 6
BrightView

Quality Site Assessment Pictures to Accompany Notes

Quality Site Assessment	
Maintenance Item: Main entrance  <p>[1 / 14]</p>	Maintenance Item: Shrubs need trimming at entrance  <p>[2 / 14]</p>
Maintenance Item: Weeds in bed areas  <p>[3 / 14]</p>	Maintenance Item: Turf needs fert app  <p>[4 / 14]</p>



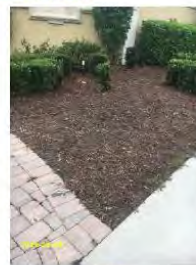

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Confidential Page 2 of 6

Quality Site Assessment	
Maintenance Item: Trimming at clubhouse needed  <p>[5 / 14]</p>	Maintenance Item: Dry spots on turf  <p>[6 / 14]</p>
Maintenance Item: Weeds in turf broad leaf and edge  <p>[7 / 14]</p>	Maintenance Item: Schedule Palm pruning  <p>[8 / 14]</p>

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Confidential Page 3 of 6

Quality Site Assessment	
Maintenance Item: Weeds in turf areas  <p>[9 / 14]</p>	Maintenance Item: Check for proper irrigation coverage  <p>[10 / 14]</p>
Maintenance Item: Mulch needed  <p>[11 / 14]</p>	Maintenance Item: Eod needed ring is to white  <p>[12 / 14]</p>

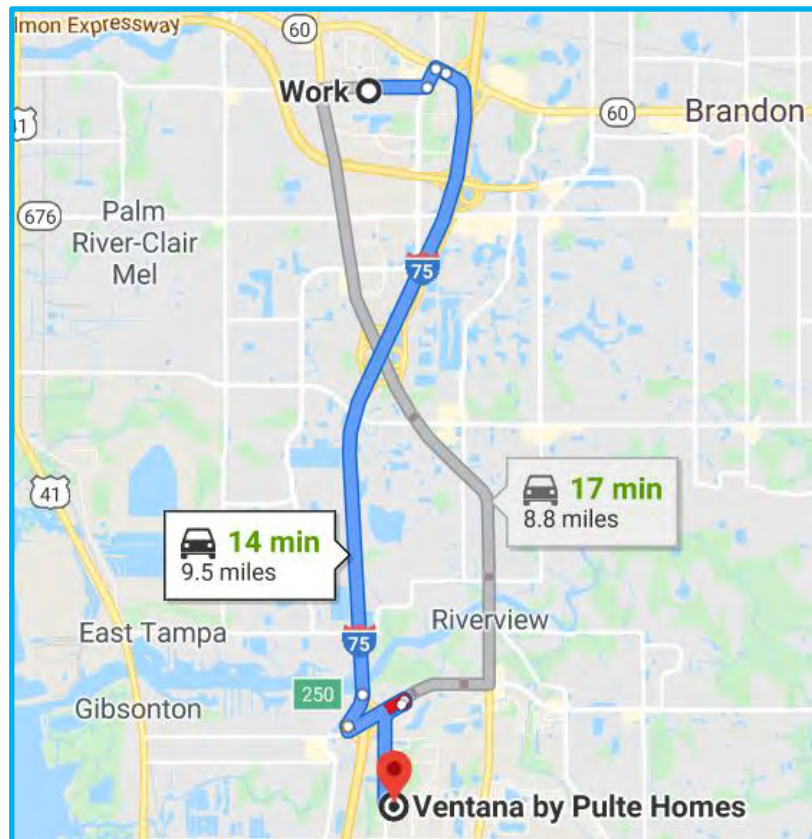
BrightView.com
Confidential Page 4 of 6

Quality Site Assessment	
Maintenance Item: Require new turf, weeds have taken over  <p>[13 / 14]</p>	Maintenance Item: Irrigation break at 2603  <p>[14 / 14]</p>
Maintenance Item: Recommend open thorns red  <p>[15 / 14]</p>	Maintenance Item: Recommend removal  <p>[16 / 14]</p>

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Confidential Page 5 of 6

Your Riverview Branch

BrightView's branch structure allows our teams to be small, responsive and geographically close to your community. Behind all branches are major regions and markets which provide extensive resources in all areas including horticulture, management, equipment, leadership, ongoing training, education, human resources and financial management.



- Our Apollo Riverview Branch is near Top Golf. This Branch will be the dispatch location for the service team engaged with your Ventana community.
- **Our branch is 9 miles from your community and 15 minutes away.**
- Our Riverview Branch was established in 1990. This branch currently services many of your neighbors including:
 - Southshore Bay- Hidden Creek CDD (Metro Lagoon Community)
 - Waterleaf CDD
 - Lucaya Lake Club- CDD, HOA, Townhomes

3. Control Overall Costs of Landscaping in Collaboration with Management.

Budgeting now means less worry later.

When it comes to a cost effective landscape plan there are four key things you can control to budget for your property.

1. Have a Vision for Your Landscape.

Identify your basic maintenance requirements as well as what you might want to consider for repairs, upgrades and possible enhancements. BrightView has in-house, agronomic-focused Design Team who can quickly provide Florida Friendly plant designs which insures longer lasting plant material with a strong emphasis on your water management. These designs have proven to immediately save you money on irrigation and long-term plant replacement.



Before and Proposed 3D Rendering of Installing Perennial Color with Accents and Florida Friendly Annual flowers

2. Focus on Key Areas to Improve Value While Reducing Costs.

Your property can benefit from cost-effective recommendations such as reducing water use, recycling green waste and converting certain turf areas to shrubs and sustainable ground cover.

3. Save with Smart Irrigation Technology.


Our water management experts can perform a water analysis to identify areas of avoidable water waste on your property and make recommendations for upgrades to smarter technology. In many cases, the water savings pay for upgrade in the first 6 months and after that, your bottom line just keeps looking better.

4. Estimate the Possibilities

Your Goals and Needs can be mapped out on a worksheet so you'll have customized budget estimates with plans for 1, 2 and 3 year goals as well as longer horizons.

Your BrightView Team and you can plan your goals and future needs together with our Customer Budget Worksheet.

Customer Budget Worksheet



Date: _____

Client Name: _____

Branch Name & No.: _____

Job Name: _____

Account Manager: _____

Job Number: _____

ITEM	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Exterior Monthly Contract													
Tree Pruning & Maintenance													
Interior Monthly Maint. Contract.													
Seasonal Color Rotation													
Irrigation Systems Repairs													
Landscape Improvements													
Mulch													
Other													
Other													
Other													
Monthly Contract Totals													
Projected "Extra" Expenses													
Grand Total													

Comments:

References in Your Area with BrightView



- Paul Cusmano, *District Manager*
- 813-418-2473
- pcusmano@metro.com

Southshore Bay- Hidden Creek CDD

- (Metro Lagoon Community)
- Riverview, FL.
- Client Since 2018
- Services Include: Landscape and Irrigation Installation and Maintenance, Landscape Enhancement



Lucaya Lake Club CDD and HOA

- Riverview, FL.
- Client Since 2019
- Services Include: Landscape and Irrigation Maintenance, Landscape Enhancements
- Debby Nussel, *CAM*
- 813-873-7300 Ext. 324
- Debby.nussel@merituscorp.com

References Continued



Landings at Alafia Townhomes

- Riverview, FL.
- Client Since 2017
- Services Include: Landscape and Irrigation Maintenance, Landscape Design. Landscape Enhancement.
- Bethany Ferguson, *CAM*
- 863-940-2863
- B.ferguson@hcmanagement.org



Waterleaf CDD

- Riverview, FL.
- Client Since 2015
- Services Include: Landscape and Irrigation Installation and Maintenance, Landscape Design, Landscape Enhancement.
- Paul Cusmano, *District Manager*
- 813-418-2473
- pcumano@metro.com

University of Florida- IFAS. Gulf Coast Research and Education Center



- 14625 Co Rd 672, Wimauma, FL 33598

Pricing Breakdown

Ventana CDD		Frequency	Monthly	Yearly
Turf Maintenance			\$9,849.67	\$118,196.00
* Maintenance Specifications from RFP				
* Turf Mowing- St Augustine	42			
* Turf Mowing Bahia	32			
* Turf Weed Control				
Detail and Pruning Maintenance		12		Included
* Pruning Specifications from RFP				
Agronomic Plan			\$1,384.00	\$16,608.00
* Turf Fertilization- St Augustine	4-5			
* Turf Fertilization- Bahia	2-4			
* Turf Insect and Plant Material Control				
* Turf and Plant Material Disease Control				
* Shrub and Ground Cover Fertilization				
Irrigation Management		12	\$1,025.00	\$12,300.00
* Initial Irrigation Inspection of Entire Property	1			
* Water, Irrigation and Sprinklers from RFP				
Landscape Maintenance Contract Total			\$ 12,258.67	\$147,104.00
		Annual Frequency	Monthly	Yearly
Annuals		4	\$642.50	\$7,710.00
* \$1.75/ 4" Unit				
* Soil Installation Included				
Mulch Installation			\$1,500.00	\$18,000.00
* 400 Cu Yds @ \$45.00/ Cu Yd.	1			
Palm Pruning		1	\$414.58	\$4,975.00
* 181 Washingtonias Palms				
* 9 Medjool Palms				

Licenses and Certificates

Your official license appears below. This license should be detached along the dotted line and posted in a conspicuous area at your place of business, along with any other permits issued by this department.

Cut Here

State of Florida
Department of Agriculture and Consumer Services
 Division of Marketing and Development/Bureau of Agricultural Dealer's Licenses
 850-617-7150
 Tallahassee, Florida

License as Dealer in Agriculture Products
GOOD FOR ONE LOCATION
 This license is issued under authority of Section 604.15-604.34, Florida Statutes, to:

License # 70333 -
 BRIGHTVIEW LANDSCAPE SERVICES, INC.
 DBA: VALLEYCREST LANDSCAPE MAINTENANCE INC.
 415 27TH ST SE
 RUSKIN, FL 33570-5230

Commodity Code: 1
Bonding Company: SAFECO INSURANCE COMPANY OF AMERICA
Bond Amount: \$100,000 Bond effective from 04/11/2016 through 04/10/2017

Field Representatives MARK MORITZ

Issue Date: 04/21/2016
Fee Amt Paid: \$3,000
FEIN: 95-4194223
Effective Date: 04/11/2016

ADAM H. PUTNAM
 COMMISSIONER OF AGRICULTURE

This is to certify that the dealer in agricultural products whose name and address are shown above, has paid the required fee and has made an approved surety bond to the Commissioner of Agriculture as required by Sections 604.15-604.34, Florida Statutes, and is hereby granted this license as Dealer in Agricultural Products as defined in Section 604.15, Florida Statutes. This license is for a one year period.

FDACS-16069 05/14

State of Florida
Department of Agriculture and Consumer Services
Bureau of Compliance
 Adam H. Putnam
 Commissioner
www.freshfromflorida.com
 (850) 617-7150
cscompliance@freshfromflorida.com

Search for Licensed Dealer:
<http://app1.Florida-Agriculture.com/bond/DealerSearch.aspx>

Claims Filed Against Licensed Dealer:
www.florida-agriculture.com/business/commerce/agdealer/c/claims.html

Florida Agricultural Dealer License
Buyer Card

Issued to: JOHN CORNELIUS

Buyer for: BRIGHTVIEW LANDSCAPE SERVICES, INC.
License #: 70333
Effective Date: 4/11/2017
Bond Amount: \$100000

State of Florida

Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
PEST CONTROL LICENSE
 Number: JD117824
 BRIGHTVIEW LANDSCAPE SERVICES, INC.
 415 27TH STREET SE, RUSKIN, FL 33570

This is to Certify that the Pest Control Firm named above is licensed by the State of Florida, Department of Agriculture and Consumer Services for the Year Ending August 31, 2016 as prescribed by law.

Adam H. Putnam
 Adam H. Putnam
 Commissioner of Agriculture

Issue Date: April 14, 2016

FDACS 33416 06/01

DETAILED SPECIFICATIONS

SCOPE OF WORK - The contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidentals required to perform complete maintenance of landscaped areas as detailed below.

All work shall be performed between the hours of 7:30 A.M. and 6:00 P.M. Monday through Friday, and with the consent of the CDD Manager between 9:00 A.M. and 4:00 P.M. on Saturday, for emergency services only.

Each bidder shall submit one bid encompassing all proposal areas.

MAINTENANCE SPECIFICATIONS

1. Turf

The Contractor should be aware that “Proper fertilization is very important for sustaining a healthy lawn. Fertilization and other cultural practices influence the overall health and quality of the lawn and reduce its vulnerability to numerous stresses, including weeds, insects, and disease. It is very important that anyone fertilizing their lawn be familiar with and follows the Florida-Friendly Landscaping™ Best Management Practices (FFL BMPs). These practices are designed to maintain healthy lawns and reduce any potential nonpoint source pollution of water resources that might result from lawn and landscape fertilization and other cultural practices. There are now state and local regulations that cover lawn fertilization, so be aware of city and county guidelines and always follow the directions on the fertilizer bag. For more information on BMPs, please refer to ENH979, Homeowner Best Management Practices for the Home Lawn (<http://edis.ifas.ufl.edu/ep236>).”

We recommend that “A soil test should be done to determine what nutrients are available to the lawn and what the soil pH is. The local Extension office has instructions and supplies for taking soil samples and submitting them to the Extension Soil Testing Laboratory for analysis. In particular, phosphorus levels are best determined by soil testing. Since many Florida soils are high in phosphorus, it is often not necessary to add phosphorus to a lawn once it is established.”

“Florida Rule (5E-1.003) mandates that fertilizer application rates cannot exceed 1 pound of nitrogen per 1000 square feet for any application. Based on the percentage of nitrogen that is in a slowly available or slow-release form in a fertilizer, UF recommendations call for applying a ½ pound (water-soluble nitrogen source) to 1 pound (slow-release nitrogen source) of nitrogen per 1000 square feet of turf grass. For information on determining how much fertilizer this equals, please refer to ENH962, Figuring out Fertilizer for the Home Lawn (<http://edis.ifas.ufl.edu/ep221>).”

2. Turf Mowing

"Argentine" Bahia grass will be mowed 32 times per year, and Stenotaphrum secundatum, variety "Floritam" St. Augustine grass to be mowed 42 times per year. Zoysia 42 times per year.

Mowing height shall be maintained at 3 to 4 inches on Bahia grasses and 3 ½ inches on St. Augustine grasses, in all areas of improved landscape. Bermuda and Zoysia at Best Management Practices.

- A. The contractor shall use rotary mowers with sharp blades, which are correctly balanced. Dull blades shall be changed at midday per cut.
- B. Floritam and Bahia grasses shall be mowed according to the mowing schedule described above.
- C. Grass clippings are to be collected during the mowing operation and removed from the areas mowed. Mulching type mowers are acceptable. However, clippings that are visible 24 hours after mowing are to be removed from turf areas.
- D. Streets, curbs, sidewalks, bike paths, plant beds, lakes, and borders shall be maintained free of grass clippings and other debris. These will be inspected on a weekly basis.
- E. Where possible, trees shall not have turf more than one foot (1' *) inside of the "drip line", but shall be kept edged accordingly.
- F. The contractor will cut and maintain along District fence lines.

3. Turf and Bed Edging

- A. Mechanical edging of all turf grass areas next to curbs, streets, sidewalks, bike paths, beds, lakes and borders shall be done at least every mowing to prevent grass encroachment. All plant beds and obstacles are to be edged every other week throughout the year. All areas that are inaccessible with a mower are to be string trimmed at each mowing i.e., lake banks, signs etc. Due care shall be used to prevent chipping or damaging hardscape, curbs, (sidewalks etc.). Contractor shall ensure that all wall posts, columns, signs, valve boxes, transformers, utility boxes, fences, and other above ground appurtenances shall be trimmed in conjunction with the other mowing; edging schedule. Trimming shall not damage any trees, shrubs, or groundcover or sprinklers, or drip irrigation.
- B. Chemical edging shall not be permitted unless written approval is secured in advance, from the district project representative.
- C. Dirt, trash, and debris resulting from edging operations shall be removed and all areas shall be left in a clean condition before the end of the working day. Chemical treatment of curb road joints is permitted providing "drift damage" does not occur.

4. Turf Fertilization

The following fertilization schedule shall be generally followed; Contractor to obtain a soil test samples prior to start of this contract. Samples shall be taken using the kit from the local extension office, following their instructions. Contractor shall sample from 4-5 distinctive areas representing the various sod installed for this project. Contractor to mark up a map of his sampling locations. Contractor to submit these 4-5 soil samples to the laboratory for testing for fertilizer recommendations prior to each season. Results of test, map and recommendations of the Local Soil Extension Office shall be immediately provided to the Owner/ CDD with his estimate of cost, prior to proceeding with this work. Written direction shall be provided to the Contractor by the Owner/ CDD upon his submittal:

A. All St. Augustine 'Floritam' sodded areas shall be fertilized 4 -5 times year with 16-4-8 or 12-2-12 with minor elements with a slow release of the nitrogen @ 2-5 lbs. per 1000 square feet. Apply this rate and type; only if results from soil test noted above do not conflict. Note; Contractor shall apply fertilizer from only early April to fall. As directed at the beginning of the contract, the contractor shall provide preventative bug infestation. In late April and again in August contractor shall apply a blanket insect application. Insect spot treatments may be required between these two blanket preventative applications and should consist of products with a different chemical makeup such as Sevin, Arena etc. in order to curb chinch bug resistance. Fertilizer to be complete and include nitrogen, phosphorus, and potassium in the greatest amount, and calcium, magnesium and sulfur in smaller amounts. The Micronutrients shall include Iron, manganese, zinc, copper, chlorine, molybdenum, and boron in very small amounts but are essential. The contractor shall submit his proposed fertilizer label to the resident project representative for approval prior to application. No changes or substitutions will be permitted unless approval of the resident project representative is secured. Note if leaf yellowing may indicate two different deficiencies. Use foliar iron fertilizers such as iron sulfate or chelated iron solutions, to help cure iron deficiencies. And use nitrogen fertilizers applied according to BMP's cure nitrogen deficiencies.

B. 'Argentine' Bahia fertilization fertilized 2-4 times per year from Spring to Fall, with a slow release fertilizer plus micronutrients at 2-4 lbs. per 1000 square feet. The first application should be in April. Apply this rate and type, only if results from soil test noted above do not conflict. Note: contractor shall only apply fertilizer from Early April to fall. Bermuda to be fertilized monthly during the growing season with product to be determined by contractor and district. Bahia Grass is susceptible to iron deficiency in high -pH (>7.0) soils, which may result in yellowing. This can be resolved with an iron source. Ferrous sulfate should be applied at the rate of 2 ounces in 3-5 gallons of water per 1000 square feet.

C. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to see that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and

requirements and notify the district resident project representative when these additional applications are needed and being executed.

D. Fertilizers containing iron shall be removed from curbs, roads, walks, and driveways to avoid staining before the sprinklers are activated after application of the fertilizer.

E. The complete fertilizers specified shall consist of a time release nature to encourage best management practices for the protection of water resources.

F. The method of application of fertilizer shall be the responsibility of the contractor. If any turf is badly damaged or killed by excessive fertilizer, it shall be replaced by the contractor at no additional expense. No drift shall occur near water bodies; lakes, ponds, wetlands, or other sensitive material.

5. Turf Weed Control

A. Annual grassy weeds shall be controlled by pre- emergence herbicides applied before weed germination begins, prior to February 15. Prior to application, contractor must provide a list of chemicals to be used for weed control, to the district representative for review and approval. Application times shall be appropriate to seed germination, which depends upon whether the grasses are summer annuals, or winter annuals. Application should only be done when there is adequate soil moisture, air temperature is between 60 -85 degrees Fahrenheit, and the turf is not suffering from water or mowing stress.

B. Annual grasses, annual broadleaf weeds, perennial broadleaf weeds and sedges may be treated in St. Augustine turf with post-emergent herbicides, which shall be applied in May. Prior to application, contractor must provide a list of chemicals to be used to the district representative for review and approval

C. The chemicals applied must be safe to use on the type turf within the project indicated within Exhibit "A" when used in the correct way on mature, healthy turf at the correct dose as specified by the manufacturer.

D. No spraying for weeds in either type of turf may be done when there is any danger of winds causing a spray drift into surrounding plants.

E. The only approved herbicide to be used to control selected species of sedge must be previously approved by the district representative.

F. Mowing intervals set forth in "Mowing" section 1.b may be relaxed during herbicidal treatment periods, with written approval of the resident project representative.

G. If district turf is contiguous to grasses of another variety, care shall be taken by the contractor to avoid injury to such turf. If the area contiguous to Floratam is Bahia, do not spray it with Atrazine.

H. Weed control elsewhere than in turf, the contractor shall keep all planted areas free of weeds at all times. This includes the bases of trees and shrubs, beds, and borders. In general, weeds shall be

removed by hand from these areas. Chemicals, which may cause plant injury, decline or death, shall not be used. Granular Balan and Ronstar under some circumstances may be used for pre-emergent control after weeds have been removed by hand.

I. Mechanical treatment may be necessary if and when directed by District project representative.

J. It is recommended that the Contractor check with the local Extension office for positive identification of weeds and exact herbicide recommendations, to prevent damage to turf areas or root systems.

6. Turf Insect and Plant Material Pest Control

A. The contractor shall submit his annual insect and pest control program designed to prevent damage to Bahia sod, St. Augustine sod, Shrubs, Trees, and Groundcovers with his bid for this work. The Contractor shall submit the certificate for the individual who will be applying this program, and he/ she shall be a State certified pest control individual, capable of using the proposed chemicals. This work shall be done on an "as needed" basis or whenever requested by the resident project representative for the district.

B. For the St. Augustine Sod – The Contractor shall pay particular attention to damage by in the early spring, such as mole crickets, sod web worms, and chinch bugs etc. and in late August and September for nematodes, all of which will require that control programs be initiated promptly. Other restricted chemicals may be used only by a certified pest control operator. Contractor shall identify the source of the problem before treating the area. Several factors can decrease the quality of a lawn, i.e. traffic, excessive shade, compacted soils, over-or under watering, improper mowing, traffic, and high or low ph. The local extension office can verify an insect if unknown.

Infestations by other insects and pests shall be controlled by chemicals approved by the project representative prior to their use. Amdro or Top Choice is approved, and the contractor shall use this on fire ants as per manufacturer's instructions. Talstar, Permatrol and Sevin 80% WP and any other chemical deemed appropriate shall be used when needed on other species - as required by State law, all chemical applicators are required to read the labels of chemicals for specific information regarding the rates, approved uses and target treatment efficacy. The earwig should not be sprayed, if possible, as it is a useful predator of lawn caterpillars. There are many chemical controls available. The resident project representative can advise the contractor on approved formulations and the safe rates of their applications, if requested.

C. For all Trees, Shrubs and Groundcovers/ Ornamental Grasses - When insects such as white flies, scales, stinging caterpillars, hornworms, mealy bugs, spittlebugs, beetles, grasshoppers, katydids, leaf minors, leaf rollers, borers or others are detected and are reaching damaging levels on landscape plants, the contractor shall apply the appropriate control measures. These may be general-purpose sprays or systemic insecticides and their selection shall be related to the way they damage plants. The chemical selected shall control the target pest and be safe to use on the host plant. It is not necessary always to spray to control insect or mite populations. Whenever possible

use a mechanical control method, biological controls or other non-chemical methods. The number of sprays per year needed cannot be predicted. The contractor must provide for a reasonable allowance in the bid, however, to plan for insect control. Some plants will require repeated sprays to control scale or caterpillars. The contractor shall plan for a minimum of two sprays for all plants as an average.

7. Turf and Plant Material Disease control

A. Since diseases are easier to prevent than control, the contractor may need to apply at least three sprays per year to St. Augustine turf known to be susceptible to the most common disease such as; Brown Patch, Dollar Spot, Gray Leaf Spot, Ruse and Helmenthosporium of St. Augustine. Fungicide approved by the project representative shall be used by the contractor. Contractor will inspect weekly for turf grass disease and shall spray on an "as needed" basis. Project representative is to be informed on all activities or problems.

B. Tree and shrub fungicides shall be applied to assist in prevention of diseases on susceptible species. In some cases, sprays or injections will be applied to combat other living agents such as bacteria, viruses, micro plasmas, algae, nematodes, or viroids. The best method of control shall be used by the contractor for the given situation. The most important consideration when combating disease is to have the spray on the plant before infection takes place; most fungicides are protectants not eradicants.

C. Diseases which commonly attack plants include: Botrytis Blight, Bacterial Wilt, Brown Gall, Mushroom Root Rot, Powdery Mildews, Pythium Root Rots, Thizonctonia Stem Rot, Sclerotonea Rot, and Southern Wilt. The contractor shall apply products such as Pentathalon, Clearys 3336, Dithane WP, or copper sulfate on an "as needed" basis.

D. If diseases are diagnosed which have no known method of control, the project representative shall be notified promptly. If the disease is confirmed, the plant shall be removed and destroyed off site. In some cases, the contractor shall remove infected soil and replace with new soil before replacing the diseased plant.

E. Other chemicals to control or prevent disease may be used on selected plants.

F. The contractor shall assume full responsibility for spray damage to plants. The site applicator shall be properly trained and licensed for commercial spraying. A photocopy of FDAC spray license with associated categories shall be attached. Diseases of Sabal palms include leaf scab, Phytophthora Bud Rot, Black Mildew, and Manganese deficiency. The contractor shall take prompt action to control these conditions either by spraying with appropriate chemicals such as Copper sulfate, Medallion, Topsin Tru Ban, or in the case of Manganese deficiency either by applying Manganese to the soil or applying it as a one percent foliar spray.

G. Contractor to provide recommendations for issues such as dying or dead plants.

8. Plant Material; Trees, Palms, Shrubs, Groundcovers, Ornamental Grasses, Vines and Annuals Fertilization

A. The contractor shall fertilize all trees, palms, shrubs, ground covers and annuals to maintain them in a healthy growing condition, free from symptoms of nutritional deficiency or undesirable appearance.

B. The number of fertilizer applications per year for shrubs, trees, and palms will normally be every four months, but annuals may require more applications as noted below.

C. A complete fertilizer such as Osmocote or approved equal 14-14-14 or 19-6-12 with micro nutrients shall be applied every four months.

D. Landscape Trees and Plantings shall be fertilized as follows:

Annuals - Apply 1 lb. Per 25 square feet of 14-12-14 analysis slow release four times a year or as needed and follow at two-week intervals with the application of 20-20-20 liquid fertilizer, at rates directed by the manufacturer.

Shrubs and Ground Covers - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Medium Shrubs - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Large Shrubs - Application rate shall depend upon size of plant material. Refer to manufacturer's recommendations.

Distribution - The fertilizer shall be well scattered in an area from halfway between the stem and the drip line of the circumference. The fertilizer shall be distributed as evenly as possible by hand or by special mechanical applicator.

The contractor shall apply fertilizers to plants, which are turgid and shall water-in the fertilizer promptly and thoroughly after application the same day.

Fertilizer, which lands on leaves, shall be shaken off or hosed off leaves.

Palms- : Contractor to use a Palm fertilizer having an analysis (=the three numbers on all fertilizer labels which refer to their N-P₂O₅-K₂O content) of 8N-2P₂O₅-12K₂O +4Mg with micronutrients can correct mild to moderate deficiencies and prevent their recurrence in most soil types in south and central Florida. The 8N-2P₂O₅-12K₂O+4Mg with micronutrients maintenance fertilizer blend described above should release nutrients for up to three months, and thus a three-month

application interval is recommended. The suggested application rate for south Florida landscapes is 1.5 lbs. of the 8N-2P2O5-12K2O+4Mg with micronutrients fertilizer (not N) per 100 sq. ft. of palm canopy area, bed area, or landscape area. This rate can be lowered for Central Florida to 1.0 lbs. Mechanically or by hand, spread around the root zone, under the canopy. Do not inject or provide holes for this application.

Trees - Apply 2 lbs. of nitrogen per 1000 square feet of planting bed where trees are located. Only newly installed trees shall be fertilized as instructed by Landscape Architect/ written specifications.

E. Not less than seventy-two (72) hours prior to the application or placement of any fertilizer, the contractor shall notify the project representative of the time and date that the contractor will apply fertilizers. Failure on the part of the contractor to notify the resident project representative shall result in the contractor forfeiting any and all right to payment for the applications made without notification.

9. Pruning

A. All pruning shall be performed according to the National Arborist Standards and Guidelines. Pruning shall be done as required to maintain the “natural shape” and characteristics of the particular tree or plant species. The resident project representative shall be made aware of all pruning activities, prior to start of work. Oaks, maples, hickory, olive, etc. shall be pruned in the dormant season only, i.e. late fall, early winter.

B. Pruning shall also include removal of trees, palms, shrubs, or ground covers that are dead, broken or diseased. When diseased plant materials are recommended to be removed, a photograph and removal shall be documented to the CDD in advance. Trees to be considered for removal due to disease, death, or broken, shall be first inspected by a certified arborist and a report provided with his recommendations shall be submitted to the CDD for their approval of this work. All Pruning shall be done under the supervision of a Certified Arborist. As trees and palms are removed, contractor to provide a proposal for the replacement of this material in accordance to the newly adopted master landscape plan. Please note Washington Palms will not be replaced with same. All new material shall meet Florida Grades and Standards for Nursery Grown Plants, latest edition. Installation of this material shall be done in accordance with standard nursery practices. Note, that all tree staking and guying, water ring, backfill, 3” layer of pine bark mulch, and watering for 3-month establishment, shall be included in price.

C. Pruning shall include the removal of inward growing branches, water suckers and crossing or rubbing branches (inclusion) and co-dominant leaders. Never remove more than 25% of foliage, for trees 8-13 years old. The crossing of branches or those facing inward will generally be selected for removal. Where two branches are growing immediately above and below one another - typically, the lower branch shall remove. Do not remove low, vigorous branches. Do not trim the leader, but you can remove competing leaders. Follow National Arborist Standards for all of this work.

D. Major pruning shall be done by the contractor under the supervision of a Certified Arborist, to maintain the natural shape of the individual plant species and/or to renew the vigor of the particular plant species on the following schedule:

Maintain a live canopy ratio of greater than 60%. Prune all trees in January, in accordance with pruning standards for shade trees as referred to Fine and Standard Pruning manual. Located at the County Extension Office. Trees to be limbed up to 12' clearance at all times.

For Palm pruning; remove dead, yellow and low hanging fronds. If hazardous blooms or fruit occurs this can be removed as well. Do not remove or damage the terminal bud of a palm.

All evergreen ornamental grasses i.e., (Fountain Grass, Fakahatchee Grass, Muhly Grass, etc. shall be trimmed in late fall or early spring,) to remove the tips only. For the deciduous grasses, like spartina, the contractor can prune this by greater than one half its sizes.

Follow the completion of the ornamental grass pruning with pruning of such species as the viburnum, Philodendron, Ligustrum, Jasmine and other non-flowering shrub species. As soon as the major flowering species has been completed its bloom, in late spring, any necessary required pruning should occur. Note: No heading of shrubs shall be done.

Shearing of hedges shall be done after they bloom, since more frequent pruning reduces their blooms.

Palms and related plant types shall be pruned one time per year. Periodic pruning may be necessary for unsightly fronds. Pruning shall require the removal of all dead fronds as close to the trunk. If more than ½ of the frond is brown, then remove the frond. Also, remove them, when they are largely brown on the tips or when the fronds are infested with the leaf scarified. Dead and live inflorescence shall be removed at the same time. Do not remove any green healthy fronds (just to make it easier to reach dead fruiting stalks or emerging florescence) and avoid nicking the petioles of adjacent healthy fronds. Unsightly dead fronds that occur at other times of the year shall be removed immediately. Palms over 50' in height to be pruned at additional cost to the district.

When major pruning begins on a particular species of tree or plant, it shall continue until all plants or trees of that species have been pruned within the jurisdiction of this contract.

Minor pruning shall occur throughout the year to keep individual plants within desired limits on an "as needed" basis. ("suckers" and "water sprouts" kept off and away from walls, pavement, curb edges, signage areas, etc.)

E. The contractor shall prune vertical growth at a 45-degree angle. Branches shall be removed flush with the trunk, above the collar; per the National Arborist Standards.

F. The contractor shall prune all typical winter and spring flowering trees and shrubs in late spring after their bloom. Such as azaleas, trumpet trees, loquat trees, crape myrtles. For Crape Myrtles: Do not remove more than 18" from the individual branches. A second Pruning or Pinching of the

inflorescence seed pod, after the Crape Myrtle goes to seed, in mid to late summer, will produce additional flowering. This is true for Hibiscus as well.

G. The contractor can prune the evergreen shrubs anytime; including for example jasmine, holly, juniper, wax myrtle, etc. anytime. To encourage rapid flush, prune just before spring flush.

H. The contractor is required to remove all pruned materials and debris from the site each day. Contractor also is required to remove all trash and other debris other than landscape clippings and limbs each day from the site.

I. Plant materials shall be trimmed on a regular basis from around landscape lighting accent fixtures and signage so as not to impede the lighting source and beam spread.

10. Water, Irrigation and Sprinklers

The contractor to visit the site monthly to inspect the overall irrigation system on a zone by zone basis, and provide a written report of this work to the CDD each month.

A. The manual and automatic sprinkler system is to be used to maintain plant health and to conserve water. The irrigation system is to be maintained/scheduled in compliance with all local jurisdictional agencies and the associated restrictions as warranted. Contractor will solely be responsible for negligence in the operations associated with restricted water schedules as placed by agencies.

B. The contractor shall provide supervision of the system and shall make all adjustments, repairs, and replacements required. Contractor is responsible to check the irrigation wells on a monthly basis to ensure they are in good working order. All repair estimates to be sent to district representative for approval.

C. At each monthly inspection, the Contractor shall use a soil moisture probe meter to determine soil moisture content in various locations throughout the property, and specifically in off-color bed or turf areas. If found dry or too wet, he shall make the corrective action promptly to rectify the condition.

D. Newly planted trees and shrubs shall be hand- watered if located in isolated areas, or at least daily by sprinklers or rain for the first four weeks providing at least 1" to 1-1/2" per plant, filling their plant well area. For weeks, 6-8, contractor shall be responsible to water new material every other day, to ensure establishment. For 8-24 weeks, at least once to twice a week, the material will need to be watered. Any newly planted material not surviving 6 months, shall be replaced by the Contractor at his cost. Note: It is recommended that the moisture meter readings in the root ball area shall be maintained in the "moist" zone on the meter.

E. Risers shall be added as needed in the bed areas to ensure that water is being supplied to the entire shrub area and not being blocked or deflected by growing plants.

F. The contractor shall inform the association immediately of any serious problems in the irrigation system or its coverage.

G. The contractor shall run through each zone of the system monthly during the summer and “winter” months to check that all heads are working properly, aimed properly, and flushed, to ensure that all planting areas are receiving water evenly and completely providing 100% irrigation coverage. A written report for each said visit shall be signed by the person performing the required inspections and submitted to the District within 10 (ten) days of the completed inspection. The report shall include each “well number” (1-4), each “zone”, each “head type” and an indication per each as to “working properly/needs repair/repared as follows” (with notation). Monthly reports should also include zone number on map, and type of plant material, head type, and GPM per zone used. Any new irrigation work shall be warranted by the contractor for proper installation and performance for 1 year. Parts shall be warranted by the manufacturer for 1 year.

H. The clock controls shall be programmed to deliver seasonal amount of water, per zone, per plant type. Zones shall be separated for turf versus shrub versus bubbler. Perennials or annuals shall be on their own zone. The site should have a rain sensor device installed in 2-3 locations and should be reviewed monthly to be in working condition. They shall all be tied to the controller, and be used to turn off the system during rainfall events. Field capacity of each well shall never be exceeded. An annual program should be presented to the board for approval at the onset of this contract.

I. Because turf water needs to vary from month to month, the amount of watering time shall be adjusted periodically to reflect these needs. Seasonal adjustments can be made with the controller if forecasted.

J. Excessive watering shall be avoided. It wastes water, floods large soil spaces and adversely affects the Cation Exchange Capacity of the plant. It also wastes water-soluble fertilizers. Plants shall be watered, therefore, by contractor in accordance with the season, soil type and turf type and other conditions.

K. All turf and other irrigation shall be between the hours of 8:00 P.M. and 7:00 A.M., and on days as currently noted, per the restrictions of the SWFWMD, unless otherwise approved in writing by the resident project representative.

L. It shall be clearly understood and agreed by the contractor that all the irrigation, systems including all necessary appurtenances to maintain said system shall be the responsibility of the contractor. Damage by others will not relieve the contractor of their responsibility to maintain the turf, shrubs, trees, ground cover.

Contractor shall ensure that all valve covers are replaced and covering their respective boxes and when necessary shall replace broken or damaged one at their expense.

11. Special Requirements

A. All tree bracing systems shall be checked regularly and tightened as needed. After one-year, this support/ bracing system can be removed. Any tagging or other tight straps shall be removed promptly upon installation.

B. Mulch Contractor to install -Pine Bark Mini Nuggets Mulch once per year at a depth of 2-3 inches, to ensure an established depth of 2-3 inches throughout all planting bed, except annual beds.

LIST MULCH PROPOSAL SEPERATE

D. Contractor shall police all district property under contract during each time of service and remove all trash and debris including branches, vegetation, furniture from grounds including shrubbery encountered while mowing and trimming. The district reserves the right to increase the schedule if needed. All said debris shall be removed from district property. Dog stations to be emptied weekly by contractor.

12. Seasonal/ Annual Planting

All seasonal plantings shall be maintained by the contractor in the following manner:

A. Soil Bed Preparation

1. Remove all grass, weeds, stones, and other debris from seasonal color beds.

2. Treat all beds for nematodes with chemicals that have previously been approved by District project representative. Apply according to label directions at 50 pounds per 1000 sq. feet of bed area for each change out of plants.

3. Test soil ph. Soil pH needs to be 5.5 to 7.0, correct with sulfur to lower pH as needed. Amend and add 2-3" a soil potting mix or peat conducive to the species being planted. Then sprinkle entire bed with a controlled release fertilizer i.e., Osmocote (choose a release time that will suit the plant material selected; i.e. 3 months). Thoroughly mix top 6" of the soil in this area. Note: Annual Beds should be bermed up to about 4-6" minimum height. Water with micro-irrigation system only, no overhead watering as it will damage the flowers.

4. Pull weeds by Hand within these, annual / seasonal beds are preferred. A pre-emergent herbicide can be applied after plants are established. A light mulching can be provided but material cannot touch stems of annuals. Depth of mulch should be 1-2" max.

B. Planting Details

(4) Four/ Annual bed plantings are to be done annually for each of the planned locations of the project. Quantity for each location to be field measured and quantity determined by location area and submitted at time of bid. , Plant material being installed shall be a minimum of 4 " pots/ containers and in a good full plant condition and should be acceptable to the project representative at time of installation. Only One species for each season shall be selected and installed each time. Contractor to ensure he uses the same color for each of the minor entrances, and same color for each of the major entrances (they can be different if desired) shall be provided. Species for each season shall be chosen according to the approved list below or as directed by the CDD as follows:

The December - March planting usually consists of: 4" pots of Cold Season Annuals; one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Pansy's	10-12" o.c. staggered rows (no direct sun)
Petunias	12" o.c.
Phlox	8" o.c. staggered rows
Snapdragon	10" o.c.
Poinsettia's	12-14" o.c.

The April – June planting usually consists of: 4" pots of Warm Season Annuals one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Impatiens	12" o.c. staggered rows (no direct sun)
Wax Begonias	12" o.c. staggered rows (no direct sun)
Dwarf Pentas	18" o.c. staggered rows (hot pink or purple only)
Sweet Alyssum	10-12" o.c. staggered rows
Salvia	8" o.c. staggered rows
Zinnia 'elegans'	12" o.c.

The July – November planting usually consists of: 4" pots of Warm Season Annuals one color and type for each planting and shall consist of the following choices and planted according to the plant spacing shown, per planting period;

<u>Plants</u>	<u>Spacing</u>
Dwarf Pentas	12" o.c. staggered rows (northern lights lavender)
Marigolds	10" o.c.
Coleus 'chocolate mint'	182" o.c. staggered rows (no direct sun)
Crossanda	10" o.c. (no direct sun)

C. Watering

Watering needs to be performed, as a minimum, as often as turf watering. Monitor for possible additional watering requirements. Frequent times throughout the day for short cycles works best. Program the irrigation system per plant needs appropriately, if area is on its own zone. Note: Annual Bed Areas should be on their own irrigation zone.

H. Mulching

1. After plants are planted maintain a light topping of Flora Mulch if directed by CDD.
2. Just prior to the next seasonal planting, the mulch should be incorporated into the soil.

Additional mulch should then be added (top dressed) immediately following the next planting maintaining the one to two-inch requirement at all times.

I. Weeding

Remove all weeds once per week so they do not compete for water and nutrients.

J. Manicuring

Begonias, etc. may need to be pinched back to keep them compact and free flowering. Research plant if unknown and monitor for required manicuring needs.

K. Insect and Disease Control

Check weekly for insects and possible disease, and follow through with the appropriate treatments for specific needs and plant type.

L. Frost Protection

1. It is the responsibility of the Contractor to monitor the weather daily. He will need to insure that they have immediate access to enough protective material to cover all flowers/ bedding area within their contract area and to have that material properly installed prior to a frost event.
2. It will be the responsibility to remove this protective covering immediately following the danger of frost.

In the absence of taking this protective action as climate conditions require, the contractor will be subject to Section 3.28 of the General Conditions.

M. Weekly Reports

1. Weekly maintenance reports will be provided to the District.

N. Monthly Tour1. Once a month (time to be determined by district), a tour of the landscape contract area will be performed by the Contractor's superintendent and the District Representative.

Email Exchange from Gene Roberts: March 16, 2020

Question:

After reading the RFP, plans and viewing the community on foot; we had a couple questions:

On the RFP:

#10. L. *"It shall be clearly understood and agreed by the contractor that all the irrigation, systems including all necessary appurtenances to maintain said system shall be the responsibility of the contractor. Damage by others will not relieve the contractor of their responsibility to maintain the turf, shrubs, trees ground cover.*

Contractor shall ensure that all valve covers are replaced and covering their respected boxes and when necessary shall replace broken or damaged one at their expense."

- Does this include ALL irrigation systems; including clocks, valves, pumps? Usually per RFP this will have verbiage saying contractor is responsible for "valve out" damage. Are we to conclude that if acts of vandalism or another contractor damages the system, we are to be held accountable for replacing?

#11. D. *Contractor shall police all district property under the contract during each time of service and remove all trash and debris including branches, vegetation, furniture from grounds including shrubbery encountered while mowing and trimming. The District reserves the right to increase the schedule if needed.*

- We always try to accommodate special events within the community, but this verbiage implies that if the District wanted to double the schedule, we would have to comply? Is there a cost associated with an increase in amount of services.

Response:

I believe this is the same RFP we used for Lucaya. It implies the irrigation system be inspected regularly any damage not created by the vendor will be paid for.

We can remove this line for debris clean up. *The District reserves the right to increase the schedule if needed.*

Also the RFP ask that mulch and annuals be include, please break out and list separate.

Ventana Maintenance Map



Landscape Maintenance Services Proposal

Prepared For

Ventana CDD

March 2020





813-223-6999 tel
813-279-6263 fax

March, 19 2020

Gene Roberts,
District Manager
2005 Pan Am Circle Suite 300
Tampa, FL 33607

RE: Landscape Maintenance Proposal for Ventana CDD

Dear Mr. Roberts,

I am pleased to submit Yellowstone Landscape's proposal for Ventana CDD landscape maintenance services. Our full service approach to maintaining the entire property are all coordinated to deliver the utmost level of quality. Our proposal has been created to address the specific needs and expectations you have expressed for Ventana CDD.

Yellowstone Landscape is one of the largest landscape firms in the nation, serving some of the most prestigious properties in the Southern United States. We continuously seek to obtain a 100% recommendation rate from our clients so you can be sure that quality maintenance services are just the beginning of our expectation for your property.

As you review our proposal, you'll notice that quality, integrity and clear communication have helped us build strong relationships and maintain nationally award-winning properties for our clients.

We serve all our clients with:

Crystal-Clear Communication

You want to know what's going on with the landscape in your community. Our people, systems and policies put communication first.

Proactive Attitudes

We will fix it before it's a problem. Procedures, checklists and training all focus on one result, making sure our clients don't have to manage our work.

Quality Work

One size doesn't fit all. Our experienced staff and integrated approach allows us to find unique solutions to meet your property and budgetary needs.

Thank you for allowing Yellowstone Landscape the opportunity to provide your community with our plan for success.

Sincerely,

Jon Souers
Business Development Manager
jsouers@yellowstonelandscape.com
813-781-3170

Your Investment





Ventana CDD Exhibit A Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing & Clean Up	\$64,875.00
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Includes mowing, edging, string-trimming, clean-up

42 visits St. Augustine, 32 Visits Bahia

Detailing	\$37,345.00
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trim shrubs, pick up trash, weed removal, ect.

12 visits

IPM - Fertilization & Pest Control	\$17,840.00
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Fertilization/Fungicide/Insecticide/herbicide/weed control

Irrigation Inspections	\$5,940.00
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Includes monthly inspections with reports

Palm Pruning (1x/year)	\$5,907.00
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All labor and materials to prune 196 palms one time annually

Grand Total Annual	\$131,907.00
Monthly	\$10,992.25

Additional Services

Pine Bark Mulch (1x/year)	\$28,877.00
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All labor and materials to install 620 cubic yard of mulch

Annuals (4x/year)	\$3,492.00
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Includes all labor and materials to install 657 4" annuals four times per year

EXCELLENCE IN COMMERCIAL LANDSCAPING

Scope Of Services





Ventana CDD Landscape Maintenance Annual Schedule

Landscape Maintenance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Turf Cut¹ (Mow, Hard Edge, Blow)													
St. Augustine	2	2	3	4	4	5	5	4	5	4	2	2	42
Bahia	2	2	2	2	2	4	4	4	4	2	2	2	32
Bed Edge	1	1	2	2	2	2	2	2	2	2	1	1	20
Shrub Pruning	1		1	1	1	1	1	1	1	1	1		10
Ornamental Grass Pruning			1							1			2
Structural Tree Pruning	As needed to Maintain 12' height												
Palm Trimming									1				1
Crape Myrtle/Hibiscus/Oleander Pruning	Performed in Spring after last freeze												1
Irrigation Inspections	1	1	1	1	1	1	1	1	1	1	1	1	12

¹ Frequency is contingent on moisture, weather and seasonal conditions, and may vary in late fall through winter.

Fertilizer/Pesticide	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Turf Fertilization													
St. Augustine		1		1		1		1			1		5
Bahia (excluding lake banks & non irrigated)				1				1					2
Turf Pesticide													
St. Augustine	Integrated Pest Management (IPM) Program -- Applied as Needed												
Bahia	Integrated Pest Management (IPM) Program -- Applied as Needed												
Turf Weed Control	Integrated Pest Management (IPM) Program -- Applied as Needed												
St. Augustine (Pre-Emergent)			1				1						2
Bahia	Integrated Pest Management (IPM) Program -- Limited on herbicide selection due to type of turf												
Shrub & Tree Fertilization²			1			1			1				3
Shrub Pesticide	Integrated Pest Management (IPM) Program -- Applied as Needed												
Insect/Disease Control	Integrated Pest Management (IPM) Program -- Applied as Needed												
Bed Weed Control	1	1	1	2	2	2	3	2	2	2	1	1	20
Palm Fertilization													
Standard Palms (Sables/Wash.)						1							1
Property Inspection	2	2	3	4	4	5	5	4	5	4	2	2	42

² Additional spot fertilization may be applied to flowering plants to encourage flowering.

Supplemental Services	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Mulch (Upon Approval)											1		1
Annuals (Upon Approval)			1			1			1			1	4

Untitled Map

Write a description for your map.

Legend

- East Bay Lakes
- 📌 Feature 1
- 🌳 South Fork East

Google Earth

85

© 2020 Google

2000 ft

Symmes Rd

Eagle Hill Dr

Brussels Boy Ln

Poinsetta St

Pine St

Dawns Light Dr

Rising Mts Blvd

Goosawk Pl

Goosawk Dr

Berne

Summit at Fern Hill

Fern Hill Dr

Ventana



About Us





Yellowstone Landscape began with the unification of established, independently successful landscape companies across the South.

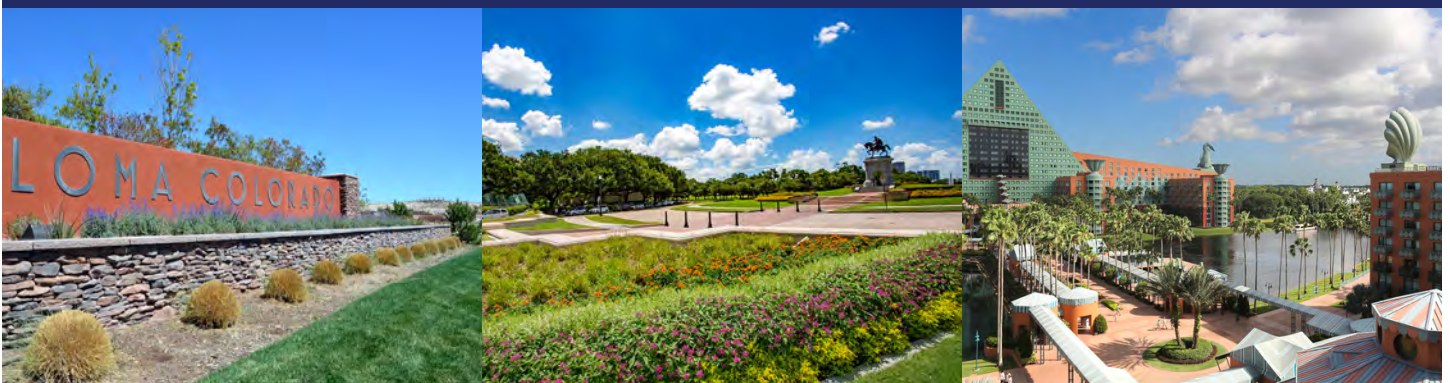
Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services and landscape maintenance.

As one of the landscape industry's fastest growing and most awarded commercial landscaping

companies, we are proud to serve more than two thousand client properties from our local branch facilities, across six Southern states.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

The South's Trusted Landscape Partner



Headquartered in Central Florida, we serve our clients from our local branch locations across six Southern states.

In many of the region's largest cities, we've opened multiple operating branches in order to more efficiently serve our clients, including four locations in Houston, three locations in Atlanta, and two locations in Orlando.

All our branch operating teams are supported by the collective strength of a regional leader in commercial landscaping services.

We empower our local branch teams to make decisions in the best interest of our clients and their properties.

No excuses, no calling headquarters, no corporate red tape. **Just do what's right.**

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the South's trusted commercial landscaping partner.

Proud to Serve Tampa



Excellence in Commercial Landscaping for Your Tampa Area Properties

Yellowstone Landscape is proud to serve Tampa's commercial landscaping needs from our local branch location. With **more than 100 local employees**, we're one of the leading commercial landscape service firms in Tampa and the surrounding areas.

We offer landscape design, landscape installation, and landscape maintenance services

to some of the area's most beautiful homeowner associations, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail centers.

Our service teams are ready to provide you with **Tampa's most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.

Tampa Offices
30319 Commerce Drive
San Antonio, FL 33576
813.223.6999

Services for Homeowner Associations



Our comprehensive landscape services for Homeowner Associations are designed to **create beautiful and healthy environments** and enhance the quality of life your residents experience in their community.

Professional Landscape Maintenance of your entryways, common areas, streetscapes, and amenity areas is essential for **creating the right image for your community** and protecting the value of your residents' investments in their homes.

Caring for your community's landscape is likely to be among the largest expenses in your association's annual budget. With the help of the

right landscape service partner, your community will see the value of their investment with every service visit and enjoy all the benefits a well maintained landscape can bring.

Key benefits of a professionally maintained landscape include:

- An Average Increase of 12% in the Value of Your Residents' Homes
- Creating a Sense of Pride in the Community
- Extended Lifespan of Your Community's Landscape Materials and Feature Areas
- Demonstrating Visible Results for Your Residents' Investment in Professional Property Management Services

Landscape Maintenance



Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to look its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into **your Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

Irrigation Installation & Management



There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources**. Once installed, we always adhere

to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system**.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

Tree Care Services



Your trees add beauty and value to your property. In the case of mature trees, they are **an absolutely irreplaceable asset**. Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by **certified Arborists**, educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

Our Tree Care services include:

- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Tree Removal
- Tree Planting
- Stump Grinding
- Root Management

Landscape Design



You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, we offer Landscape Design as a **complimentary service** to current Landscape Maintenance clients when we install your landscape enhancement.

Seasonal Color Installations



If you want to make a big impact and create **dramatic curb appeal** for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will “**bring the wow**” to **your entrances and feature areas** with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

Your color bed installations begin with a **custom design proposal tailored to your preferences**, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the

previous rotation’s plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with **tighter spacing to create more vibrant color and instant impact**. As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

Regular maintenance of your seasonal color installation during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants’ watering requirements are being met.

Industry Recognition



Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in our industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Hermann Park; Houston, Texas; 2017

Walton Riverwood; Atlanta, Georgia; 2017

Legacy of Leesburg; Leesburg, Florida; 2017

Swan and Dolphin Resort; Orlando, Florida; 2016

Cane Island Amenity Village; Katy, Texas; 2016

Tradition; Tradition, Florida; 2015

AAA Headquarters; Lake Mary, Florida; 2013

Technology Park Atlanta; Peachtree Corners, Georgia; 2013

Boeing 787 Assembly Facility; North Charleston, South Carolina; 2012

Waldorf Astoria Resort; Orlando, Florida; 2012

Grand Haven; Palm Coast, Florida; 2011

Fleming Island Plantation; Orange Park, Florida; 2010

Hammock Beach Resort; Palm Coast, Florida; 2008

Reunion Resort & Club; Orlando, Florida; 2007

Committed to Safety



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a **safe, healthy work environment**, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to **behave professionally and remain alert** to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

Our Fleet Vehicles and Equipment



Yellowstone Landscape takes great pride in the maintenance of our fleet vehicles and the specialized service equipment and tools we use. Our branch locations employ dedicated mechanics, experienced in working with the equipment we use. Their sole responsibility is to keep our fleet and equipment in good working order, many times working overnight to keep equipment in service during the day.

We know how important it is that our service teams have the tools they need to get their jobs done. That's why we strive to keep all our vehicles and equipment in good repair, appearance, and in sanitary clean condition at all times.

All vehicles are appropriately registered and insured, clearly marked with our company identification, regularly inspected for safety and cleanliness, and only operated by licensed, approved drivers.

Our Company Owned Fleet Vehicle and Equipment Listing Includes:

- Over 800 Trucks, Vans and Utility Vehicles
- Wide Area Mowing Tractors
- Tree Care Trucks with Trailer Chippers
- Assorted Heavy Duty Caterpillar Equipment
- Motorized Work Carts
- Open Bed and Enclosed Trailers
- Motorized Edgers and Trimmers

Environmental Stewardship



As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination management tools to create an environment where it is less likely that the pest will return.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

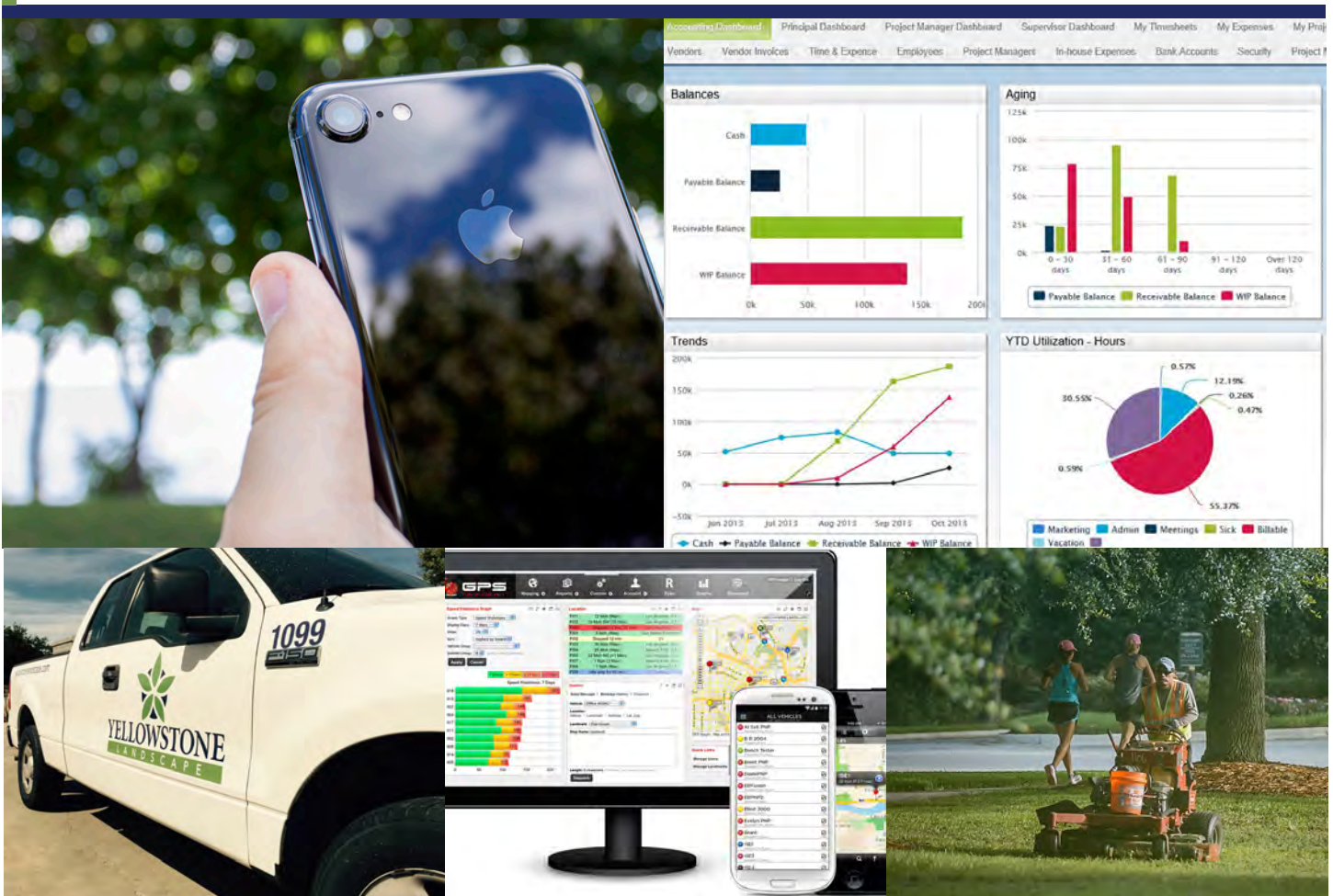
and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment.

Organic Options: We offer organic alternatives to all traditional management solutions.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

Our Technology at Work for You



Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing **smart phones** to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape **fleet vehicles** are now **equipped with GPS tracking devices**, enabling us to see where our vehicles are at any given time,

and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at **greater than 99% accuracy**. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

It's our goal to remain technological leaders in our industry, so as technology improves, so will we.

Experience & References



Reference Listing



Project Name **Ballantrae CDD**
Contact Information Jim Flateau, Board Chairman
15310 Amberly Dr. Suite 175
Tampa, FL 33647
813.215.0896

Project Name **Villa Rosa HOA**
Contact Information Mike Spall, Property Manager
Greenacre Properties
4131 Gunn Hwy.
Tampa, FL 33618
813.600.1100

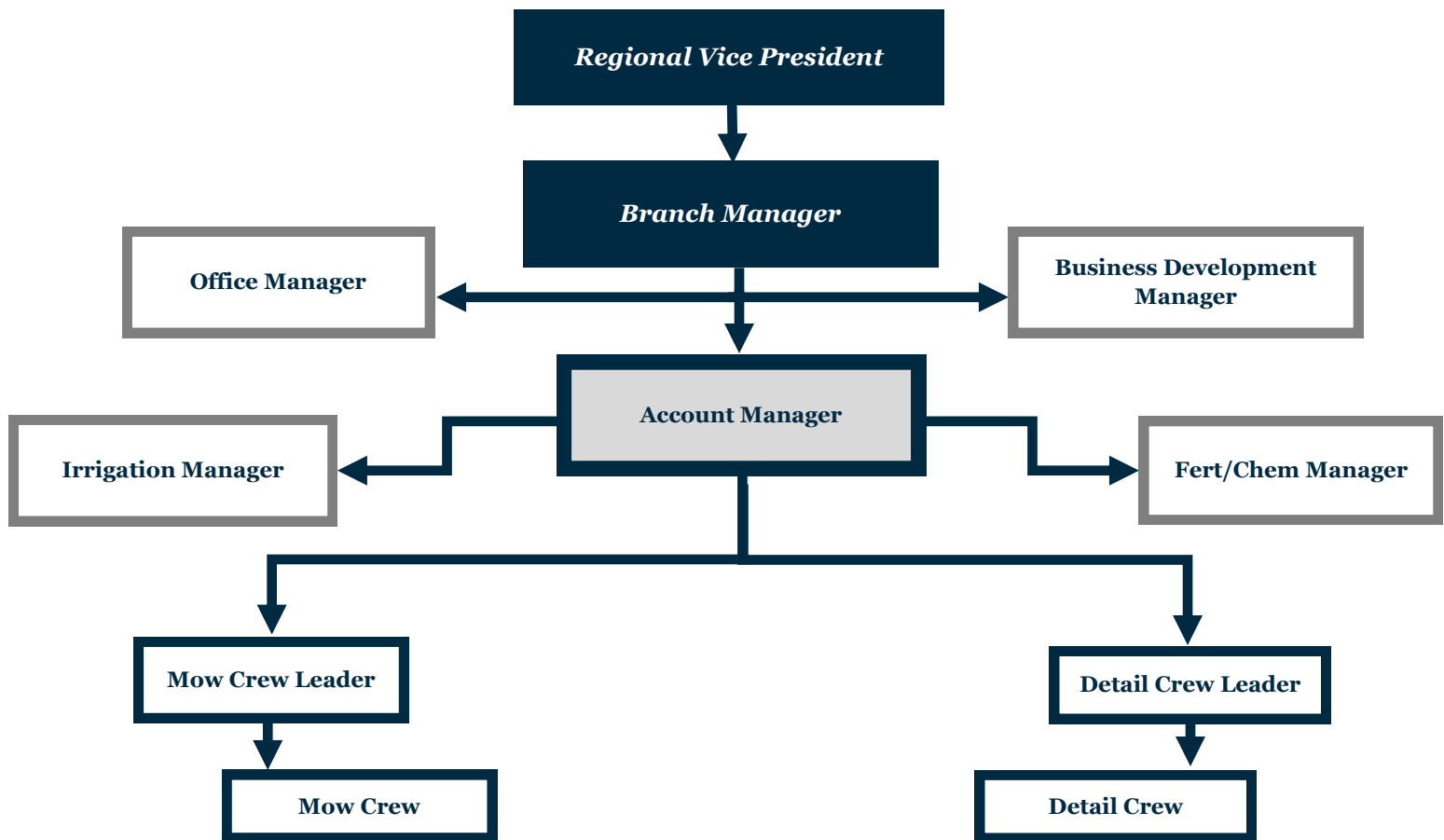
Project Name **Willowbend HOA**
Contact Information Sandra Oram, Property Manager
Terra Management Services
14914 Winding Creek Court
Tampa, FL 33613
813.374.2363

Project Name: **Trinity East HOA**
Contact Information Chris Haines, Property Manager
The Melrose Management Partnership
3527 Palm Harbor Blvd.
Palm Harbor, FL 34683
727.787.3461

Personnel



Organizing Our Service Teams



Branch Manager:

The Branch Manager is responsible for Yellowstone Landscape's landscape installation and management operations and personnel within the region. The primary responsibilities outlined below are carried out in accordance with the strategic plan and in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Branch Manager reports directly to the Regional Vice President, and works closely with the Executive Team, Business Development Department, Purchasing Agent, other Division Managers, and Office Management in fulfillment of his regular duties.

Responsible for:

- Planning, Scheduling and Implementation of Operations
- All Landscape Management Practices
- All Landscape Construction Practices
- Client Relations and Service
- Quality Control
- Safety
- Training

Organizing Our Service Teams

Account Manager:

The Account Manager represents the direct link between Yellowstone Landscape and your Community. In that capacity, he arranges, schedules and directs daily delivery of services in accordance with the performance specifications for your property. The primary responsibilities outlined below are carried out in a manner that will assure peak efficiency and the delivery of high-quality products and services. The Account Manager reports directly to the Branch Manager and works closely with technical support service managers (Fertilization & Chemical, Pesticide Application, Irrigation) in fulfillment of his regular duties.

Responsible for:

- Planning, Scheduling and Implementation of Landscape Operations Activities
- Client Relations and Service
- Budgeting and Cost Tracking
- Quality Control
- Safety
- Training
- Employee Evaluation and Development
- Sustainable Practices

Mow and Detail Crew:

The Mow and Detail Crew consists of a team of experienced landscape and maintenance professionals. Their focus will be on maintaining the community with our commercial equipment. This includes mowing with mowers appropriate for the turf type, blowing, vacuuming, edging and policing (trash pick up). They will fulfill all of the obligations set forth and directed by the Account Manager. Each Mow and Detail Crew will be led by a clearly identifiable, English-speaking leader.



Organizing Our Service Teams

Irrigation Technician:

The Irrigation Technician oversees all irrigation practices including timers, valves, sprayers and piping. Once per month (unless otherwise noted in the contract specifications), the Irrigation Technician will walk through each zone and assure all irrigation functions work properly. Small adjustments will be made in order to assure water conservation and proper watering techniques. Any major irrigation problems will be expressed and appropriated according to the process defined by Account Manager and Branch Manager.

State Licensed Pesticide Contractor:

This contractor will treat each of the grounds with EPA approved pesticides in accordance with best management practices and will be over-seen/managed through our assigned Account Manager.

Fertilization & Chemical Crew:

The Fertilization & Chemical Crew utilizes proper and sustainable fertilization methods that best fit the community's need and contract specifications. All fertilization and chemical team members are fully trained and licensed. The team is also proactive in alternative fertilization methods that are earth-friendly and sustainable.



Licenses & Certifications



Fertilization and Chemicals

Your Team

Fertilization and chemicals are often times fundamental to the health of a landscape. Yellowstone Landscape's team of licensed and experienced professionals know the needed nutrients for your property and we apply them through environmentally sensitive practices.

Fertilization

Our fertilization programs are customized for each property. After all, each property has it's own set of specific needs and requirements. Having developed fertilization programs for golf courses, resorts, and sport fields, our knowledge is extensive, and we apply what we've learned on every property we service.

Chemicals

Pest management is often needed to protect your living assets. Ants and other bugs can sometimes destroy plant material quickly. Invasive weeds can crowd out healthy landscapes. Our pro-active team identifies problems and works to rid your landscape of harmful weeds and pests.

Sustainability

Protecting the environment is one of our top priorities. Our fertilization and chemical programs are built around minimizing our environmental footprint. Some of the ways we reduce our environmental impact are:

- Use slow-release fertilizers that minimize run-off.
- Nutrient Management—we provide nutrients based on the plant's need.
- Follow State, County and City Best Management
- Practices to prevent pollution of water sources



Xeriscaping

A great way to reduce your environmental footprint is through the practice of xeriscaping. Xeriscaping is the practice of landscape design with slow growing, drought tolerant plants. Designing landscapes that use less water, fertilizers and require less maintenance is a great way to reduce your environmental impact.

Irrigation Experts

Your Team

A healthy landscape is often times dependent on the condition of the irrigation. Yellowstone Landscape understands this relationship and knows that short cuts taken on irrigation means long term problems in the landscape. Our team works on many aspects of irrigation systems:

Installation

Our team has had over 15 years of experience installing irrigation systems across the Southeast. From complex systems for large resorts to water-wise systems for commercial properties, our team has what it takes to install any irrigation system.

Maintenance

Our maintenance team is trained and licensed in maintaining irrigation systems. Our team also knows that if the irrigation isn't properly maintained, your investment could be compromised.

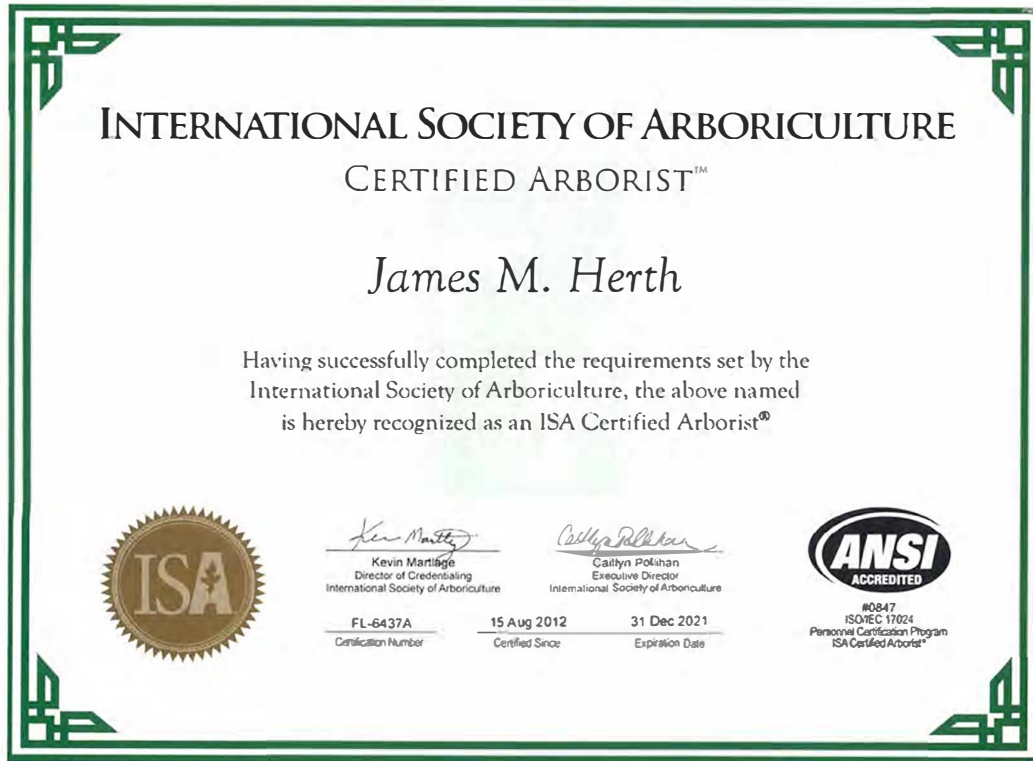
Our irrigation maintenance team performs monthly "wet-checks," replaces and repairs faulty systems (including head replacement, piping repairs, and clock maintenance), and assures proper water coverage for all landscape areas.

Improvements

Whether you have an old irrigation system or a new system that just doesn't seem to be working properly, you can trust Yellowstone Landscape to make the improvements. We'll analyze coverage, effectiveness and efficiency in order to provide a consistently healthy landscape.











CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/29/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brown & Brown of Florida, Inc. P.O. Box 2412 Daytona Beach FL 32115-2415		CONTACT NAME: Elinn Peacock PHONE (A/C, No, Ext): (386) 944-5804 FAX (A/C, No): (386) 333-6113 E-MAIL ADDRESS: epeacock@bbdaytona.com	
INSURED YELLOWSTONE LANDSCAPE, INC 3235 N STATE STREET PO BOX 849 Bunnell FL 32110		INSURER(S) AFFORDING COVERAGE INSURER A: United Specialty Insurance Company INSURER B: Travelers Property Casualty Company of America INSURER C: Great American Insurance Company INSURER D: The Charter Oak Fire Insurance Company INSURER E: American Guarantee and Liability Insurance Company INSURER F:	
		NAIC # 12537 25674 16691 25615 26247	

COVERAGES**CERTIFICATE NUMBER:** 19-20**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			ATNATL1914413	04/30/2019	04/30/2020	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input checked="" type="checkbox"/> PESTICIDE & HERBICIDE						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	AUTOMOBILE LIABILITY			TC2JCAP9D89521919	04/30/2019	04/30/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							PIP \$ 10,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			TUU254554401	04/30/2019	04/30/2020	EACH OCCURRENCE \$ 10,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 10,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000						\$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			UB2N1103271951D	04/30/2019	04/30/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N					E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	N	N/A				E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	EXCESS LIABILITY			AEC346775300	04/30/2019	04/30/2020	OCC & AGG 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE NOTES FOR POLICY COVERAGE FORMS

CERTIFICATE HOLDER**CANCELLATION**

YELLOWSTONE LANDSCAPE INC
3235 N STATE ST
PO BOX 849
BUNNELL
FL 32110

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY Brown & Brown of Florida, Inc.		NAMED INSURED YELLOWSTONE LANDSCAPE, INC	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** _____ **FORM TITLE:** : Notes

COMPLETE LISTING OF NAMED INSURED:

-YELLOWSTONE HOLDINGS, LLC
-YELLOWSTONE INTERMEDIATE HOLDINGS, INC
-YLG HOLDINGS, INC
-YELLOWSTONE LANDSCAPE, INC
-YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC dba YELLOWSTONE LANDSCAPE dba AUSTIN OUTDOOR
-ALSW, LLC
-YELLOWSTONE LANDSCAPE-CENTRAL, INC dba YELLOWSTONE LANDSCAPE dba BIO LANDSCAPE dba BIO LANDSCAPE & MAINTENANCE
-TEXAS SERVICES, LLC
-BLSW, LLC
-YLCSW, LLC
- LEADERSCAPE PALM BEACH LLC

LEASED/RENTED EQUIPMENT

POLICY NUMBER: MKLM31M0051215
EFFECTIVE DATES: 4/30/2019-4/30/2020
CARRIER: MARKEL AMERICAN INSURANCE COMPANY
EACH ITEM: \$250,000

POLLUTION LIABILITY

POLICY NUMBER: G71517585001
EFFECTIVE DATES: 4/30/2019-4/30/2020
CARRIER: ILLINOIS UNION INSURANCE COMPANY
EACH OCCURRENCE: \$1,000,000

POLICY FORMS:

GENERAL LIABILITY: (COVERED STATES FL, GA, NC, SC & TX)

- 1) CG2010 0704 - ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - (ADDITIONAL INSURED - ONGOING OPS)
- 2) CG2037 0704 - ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - (ADDITIONAL INSURED - COMPLETED OPS)
- 3) CG2034 0704 - ADDITIONAL INSURED - LESSOR OF LEASED EQUIPMENT (ADDITIONAL INSURED - LESSOR OF EQUIPMENT)
- 4) CG2007 0413 - ADDITIONAL INSURED - ENGINEERS, ARCHITECTS, SURVEYORS (ADDITIONAL INSURED - ARCH/ENG/SURVEYORS - EMPLOYED BY OTHER)
- 5) CG2404 1093 - WAIVER OF SUBROGATION (WAIVER OF SUBROGATION)
- 6) VEN05100 0115 - PRIMARY NON-CONTRIBUTORY WORDING (PRIMARY & NON-CONTRIBUTORY)
- 6) VEN06400 0115 - THIRD PARTY CANCELLATION NOTICE ENDORSEMENT - (BLANKET 30 DAY)

AUTO LIABILITY

- 1) CAT442 - ADDITIONAL INSURED - PRIMARY & NON-CONTRIBUTORY WITH OTHER INSURANCE (ADDITIONAL INSURED, PRIMARY & NON-CONTRIBUTORY)
- 2) CAT340 - BLANKET WAIVER OF SUBROGATION (WAIVER OF SUBROGATION)
- 3) ILF028 - EARLIER NOTICE OF CANCELLATION/NONRENEWAL PROVIDED BY US - (BLANKET 30 DAY)

WORKERS COMPENSATION (COVERED STATES INCLUDE: FL, GA, NC, SC, AZ, TX, & NV)

- 1) WC000313 - WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT (WAIVER OF SUBROGATION)
- 2) WC9906R3 - THIRD PARTY NOTICE OF CANCELLATION (BLANKET 30 DAY)

UMBRELLA LIABILITY

- 1) GA16002 0697 - PROTECTOR UMBRELLA COVERAGE FORM COMMERCIAL UMBRELLA COVERAGE FORM - (ADDITIONAL INSURED, WAIVER OF SUBROGATION, COVERS OVER THE GENERAL LIABILITY, AUTO LIABILITY & EMPLOYERS LIABILITY)

**Request for Taxpayer
Identification Number and Certification**

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Yellowstone Landscape - Southeast, LLC

2 Business name/disregarded entity name, if different from above
dba Yellowstone Landscape

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **C**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
3235 N. State Street, PO Box 849

6 City, state, and ZIP code
Bunnell, FL 32110

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

or

Employer identification number

2	0	-	2	9	9	3	5	0	3
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► **Chris Bolyard** Date ► **1/16/2020**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (Interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

Our People. Your Partner.



At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 1800 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.

RESOLUTION 2020-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190 Florida Statutes, including specifically, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Ventana Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Master Assessments Report of the District Engineer dated February 27, 2020 (the “**2020 Project**”), attached hereto as **Exhibit “A”**.

(c) The District is authorized by Chapters 170, 190, and 197, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the 2020 Project and to issue revenue bonds payable from special assessments as provided in Chapters 170, 190, and 197, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the 2020 Project on certain lands within the District, the nature and location of which are described in Resolution 2020-03 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such 2020 Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment revenue bonds, in one or more series (herein, the “**Series 2020 Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) It is necessary for the District to issue and sell the Series 2020 Bonds to generate funds to pay the cost of constructing and acquiring a portion of the 2020 Project.

(f) The implementation of the 2020 Project, the levying of such special assessments and the sale and issuance of the Series 2020 Bonds serves a proper, essential, and valid public purpose.

(g) By Resolution 2020-03, the Board determined to implement the 2020 Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Series 2020 Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2020-03 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2020-03 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board of Supervisors of the District.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2020-04 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the 2020 Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the 2020 Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the 2020 Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Expansion Area Master Assessment Methodology Report dated February 27, 2020 prepared by Meritus Corp, (the "**Assessment Report**") attached hereto as **Exhibit "B"**, and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such 2020 Project against the properties specially benefited thereby using the methods determined by the

Board, which results in the special assessments set forth on the final assessment roll which is part of the Assessment Report;

(iii) it is hereby declared that the 2020 Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Debt Assessments (as defined below) be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

"Assessable Unit" means a building lot in the product type or lot size as set forth in the Report.

"Debt Assessment" or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Series 2020 Bonds which are being issued to finance the construction and acquisition of the 2020 Project as described in the Assessment Report.

"Developer" means **Ventana Development, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF 2020 PROJECT. The 2020 Project described in Resolution 2020-03, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Series 2020 Bonds referred to herein.

SECTION 5. ESTIMATED COST OF 2020 PROJECT. The total estimated costs of the 2020 Project, and the estimated financing costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll contained within the Assessment Report, are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Debt Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal

taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the 2020 Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the 2020 Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the 2020 Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the 2020 Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of the 2020 Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Assessments for all of the 2020 Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the 2020 Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the 2020 Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of regardless of product type will be benefited equally by the 2020 Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Series 2020 Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties,

if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims, whether then existing or thereafter created (except for federal liens, titles, and claims); and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Debt Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Series 2020 Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the Assessment Report, together with interest at the applicable coupon rate of the Series 2020 Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments provided for by Florida law; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the County) against which a Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the 2020 Project have been completed and the Board has adopted a resolution accepting the 2020 Project as provided by Section 170.09, Florida Statutes. Further, after the completion and acceptance of the 2020 Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which a Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF SERIES 2020 BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Series 2020 Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Series 2020 Bonds shall no longer be levied by the District. If, for any reason, Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Series 2020 Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Series 2020 Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by

Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Series 2020 Bonds. Accordingly, the Debt Assessments for the Series 2020 Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments levied against any parcels owned by the Developer, the District may invoice and collect such Debt Assessments directly from the Developer and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Series 2020 Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the 2020 Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 2nd day of April, 2020.

Attest:

**Ventana Community
Development District**

Brian Howell
Assistant Secretary/Secretary

Jeffery Hills
Chair of the Board of Supervisors

Exhibit “A” – Master Assessments Report of the District Engineer dated February 27, 2020

Exhibit “B” – Expansion Area Master Assessment Methodology Report dated February 27, 2020

**Ventana Community
Development District**

Master Assessments
Report of the District Engineer



Prepared for:
Board of Supervisors
Ventana Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

February 27, 2020



1.0 INTRODUCTION

Ventana Community Development District (the "District"), encompassed approximately 200.24 acres within the unincorporated area of southern Hillsborough County, Florida within Section 30, Township 30 South, Range 20 East at the northeast corner of Symmes Road and Fern Hill Drive. On February 11, 2020, Hillsborough County Board of County Commissioners approved an 16.8 acre expansion (Ordinance 20-2).

The District was established for the purposes of financing and/or managing the construction, acquisition, and maintenance and operation of the infrastructure necessary to serve the residential development within the boundaries of the District.

See Appendix A for a Vicinity Map and Legal Description of Expansion Area.

2.0 PURPOSE

The purpose of this Report of the District Engineer (the "Report") is to describe and estimate the costs of the public improvements and community facilities currently planned within the expansion area.

3.0 STATUS OF THE DEVELOPMENT

The originally planned 721 units are under construction and being platted. The landowner, Balm Grove LLC, currently plans to construct an additional 79 single family detached units within the boundary of the expansion area.

See Appendix B for the Expansion Area Site Plan.

SUBDIVISION PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

3.1 SUBDIVISION WATER MANAGEMENT AND CONTROL

The design criteria for the Subdivision Water Management and Control is also regulated by Hillsborough County and SWFWMD. This water management and control plan focuses on the excavation of stormwater management facilities, including ponds and/or various mitigation areas, and on-site wetlands for stormwater treatment and storage, as well as, storm sewer systems and other conveyance systems that direct runoff from Subdivision Roads rights of way and other subdivision District owned lands to the ponds, mitigation areas, and/or wetlands. The materials derived from such excavation may be used to fill District owned public lands and backfilling of utility trenches. Such materials may not be used to fill private property.



Subdivision Water Management and Control has been/will be designed in accordance with Hillsborough County and SWFWMD technical standards. The District is anticipated to own and maintain the ponds and wetlands and any conveyance systems within easements provided to the District. Hillsborough County is anticipated to own the storm sewer systems related to the Subdivision District Roads.

3.2 SUBDIVISION WATER SUPPLY

The District is located within the Hillsborough County Public Utilities service area which will provide water supply for potable water service and fire protection throughout the subdivision. The Subdivision Water Supply improvements are on-site looped water mains and appurtenances located within Subdivision District Roads rights-of-way and/or easements that function together to provide service.

The Subdivision Water Supply has been/will be designed in accordance with Hillsborough County Public Utilities technical standards. Hillsborough County will own and maintain these facilities.

3.3 SUBDIVISION SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County Public Utilities service area which will provide sewer and wastewater management service to the District. The Subdivision Sewer and Wastewater Management improvements include 8" gravity sanitary sewer systems within the Subdivision District Road rights-of-way and/or easements. The gravity systems will connect to the master pump station.

All Subdivision Sewer and Wastewater Management facilities have been/will be designed in accordance with the Hillsborough County Public Utilities technical standards. Hillsborough County will own and maintain these facilities.

3.4 SUBDIVISION DISTRICT ROADS

Subdivision District Roads are the community subdivision streets and include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights-of-way abutting common areas.

All Subdivision District Roads have been/will be designed in accordance with the Hillsborough County technical standards and will be owned and maintained by the Hillsborough County.

3.5 SUBDIVISION UNDERGROUNDING OF ELECTRIC SERVICE

Tampa Electric Company ("TECO") will supply electrical service to the District. TECO charges fees to convert overhead service to underground service through underground conduit, vaults, transformers, and other electric improvements. The District may fund the Master undergrounding



of Electric Service within rights of ways and/or easements. Also, an existing power pole within the Symmes Road right of way is also expected to be relocated due to its configuration to the collector road intersection, and this is considered an off-site improvement.

3.6 SUBDIVISION PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

These fees associated with Subdivision Public Improvements and Community Facilities may be funded by the District.

4.0 COSTS, SUMMARY AND CONCLUSION

See Appendix C for the Construction Cost Estimate of the 2020 Public Improvements and Community Facilities.

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

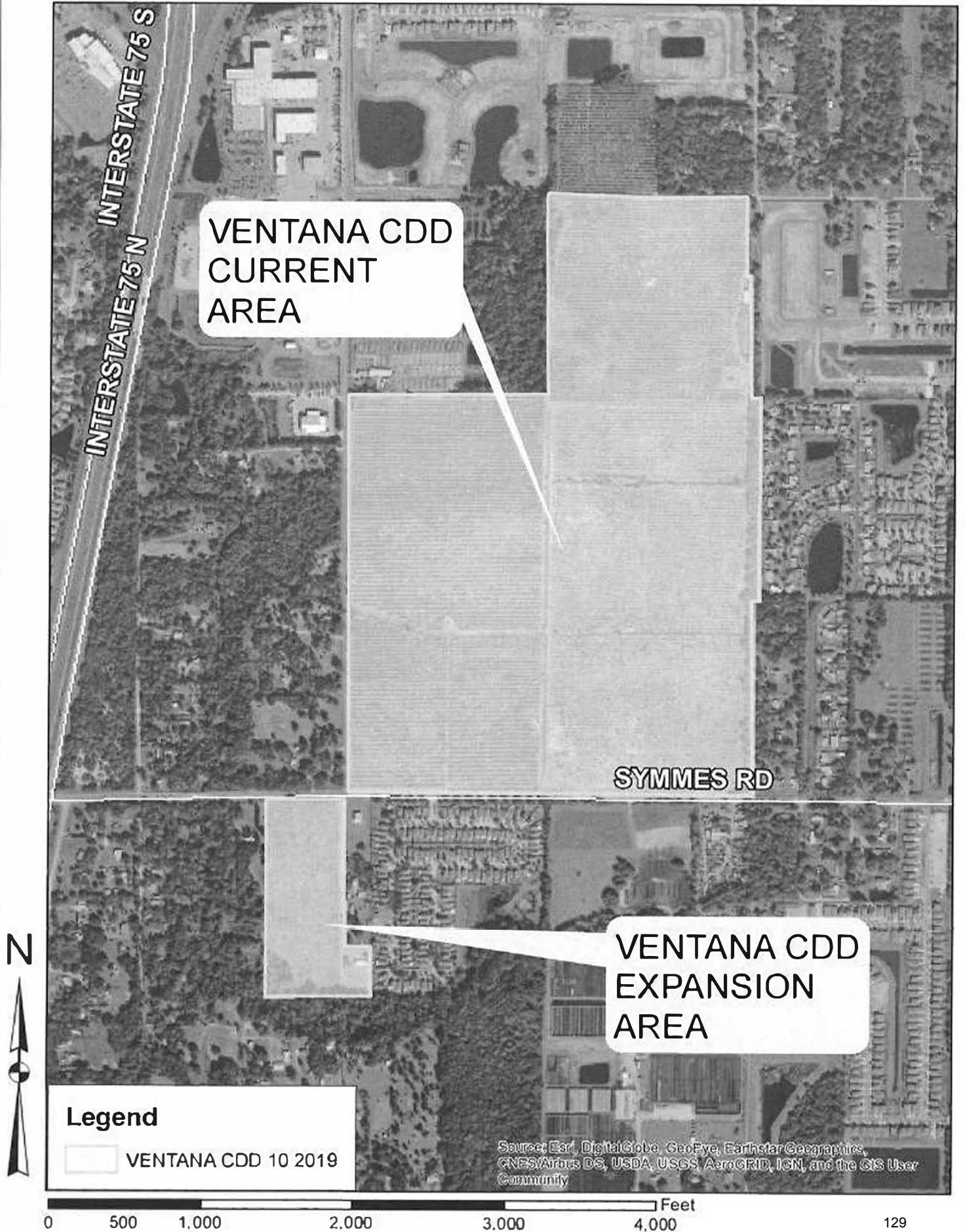
The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja V. Stewart, P.E.
Florida License No. 47704



Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE EXPANSION AREA

VENTANA CDD EXPANSION AREA



EXPANSION AREA

ROCK PARCEL

LOT 1, ROCK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE(S) 42, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

GRENELL PARCEL

PARCEL A

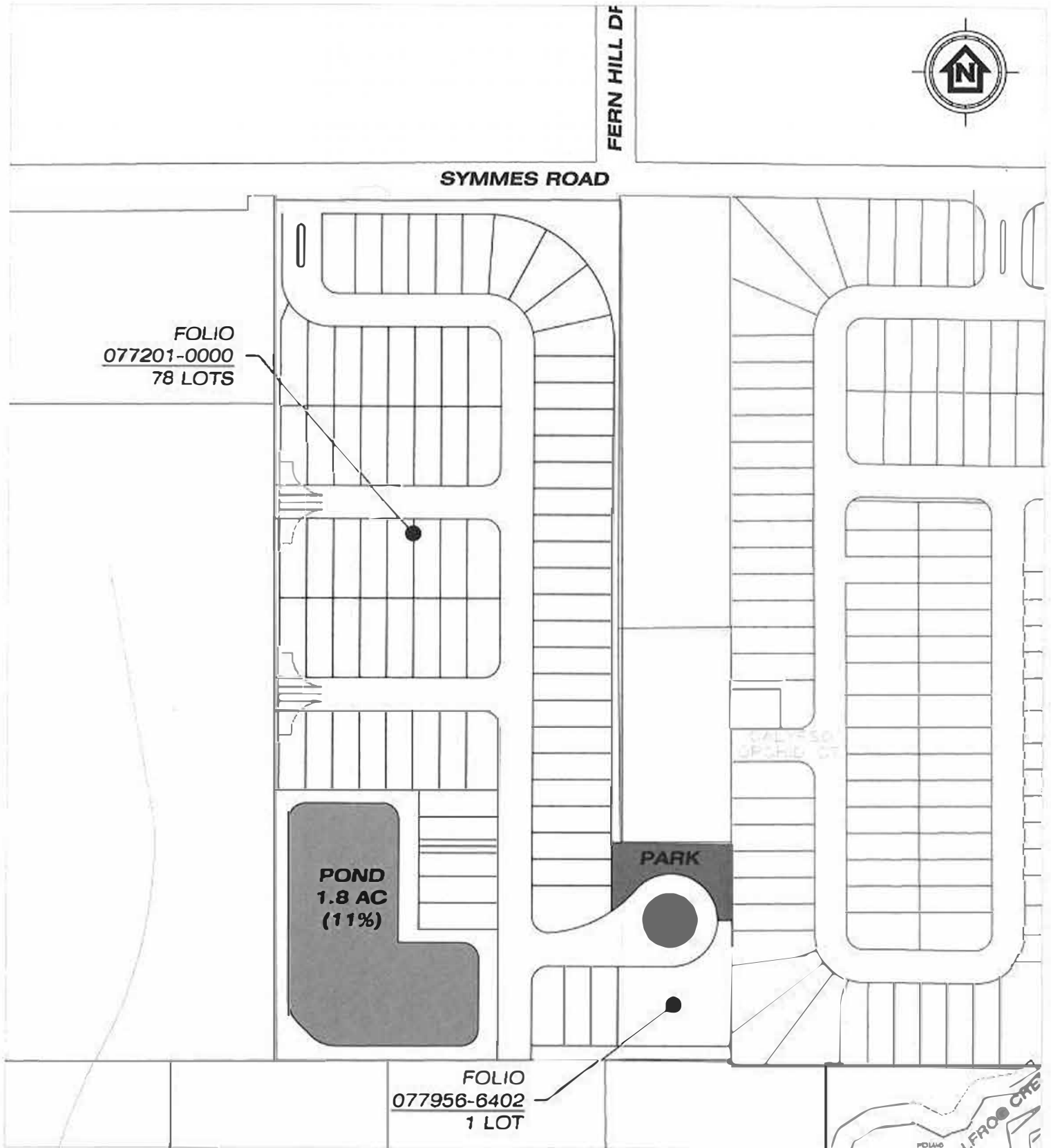
THE WEST 25.00 FEET OF THE NORTH HALF (N1/2) OF GOVERNMENT LOT 2, AND THE EAST 305.00 FEET OF THE NORTH HALF (N1/2) OF GOVERNMENT LOT 3, AND ALSO THE WEST 10.00 FEET OF THE EAST 315.00 FEET OF THE NORTH HALF (N1/2) OF GOVERNMENT LOT 3, IN SECTION THIRTY-ONE (31), TOWNSHIP THIRTY (30) SOUTH, RANGE TWENTY (20) EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY AND:

PARCEL B

FROM THE NORTHEAST CORNER OF THE NORTH HALF OF GOVERNMENT LOT 3, SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, RUN THENCE WEST 497.20 FEET TO A POINT OF BEGINNING, RUN THENCE SOUTH 00°24'00" WEST TO THE SOUTH BOUNDARY OF THE SAID NORTH HALF OF GOVERNMENT LOT 3, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NORTH HALF OF GOVERNMENT LOT 3, TO THE EAST SIDE OF SAID GOVERNMENT LOT 3, THENCE NORTH ALONG THE EAST SIDE OF SAID GOVERNMENT LOT 3 TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, THENCE WEST TO THE POINT OF BEGINNING, LESS THE EAST 315.00 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.



Appendix B EXPANSION AREA SITE PLAN



TOTAL ACREAGE +/-16.8 ACRES

TOTAL LOT COUNT = 79 LOTS



Appendix C CONSTRUCTION COST ESTIMATE OF 2018 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

**Ventana
Community Development District
Proposed Infrastructure Costs and Timeline**

<u>Description</u>	<u>Original District Estimated Cost</u>	<u>New Area Additional Estimated Cost</u>
Stormwater Management	\$ 8,808,000	\$ 948,000
Utilities	\$ 5,872,000	\$ 632,000
Roads	\$ 10,276,000	\$ 1,106,000
Parks & Recreation	\$ 3,523,100	\$ 379,200
Off-Site Improvements	\$ 880,900	\$ 94,800
TOTAL	\$ 29,360,000	\$ 3,160,000

VENTANA
COMMUNITY
DEVELOPMENT
DISTRICT

EXPANSION AREA
MASTER ASSESSMENT
METHODOLOGY REPORT



DMS District
Management
Services
A Meritus Company. Solutions for Better Communities.

Report Date:

February 27, 2020

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I. INTRODUCTION

This Expansion Area Master Assessment Methodology Report (the “Expansion Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan relating to the expansion of the Ventana Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Expansion Report and further described within the Engineer’s Report, dated February 27th, 2020 (the “Engineer’s Report”).

The objective of this Expansion Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, related to the expansion are, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated costs to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Expansion Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Expansion Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be



created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Expansion Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer Report.

“Developer” – Ventana Development, LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Ventana Community Development District, 200.24 gross acres with the Development Plan for 734 Units.

“Engineer Report” – *Engineer’s Report for Ventana Community Development District*, dated February 27th, 2020.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Expansion Area” – Ventana Community Development District Expansion Area, 16.65 gross acres with the Development Plan for 79 Units added on February 11th, 2020.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.



“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Expansion Report” or “Report” – This *Expansion Area Master Assessment Methodology Report*, dated February 27th, 2020 as provided to support benefit and Maximum Assessments Liens on private developable property within the Expansion Area.

III. DISTRICT OVERVIEW

The District expansion area encompasses 16.65+/- acres and is located in Hillsborough County, Florida, within Section 31, Township 30 South, and Range 20 East. The primary developer of the Assessable Properties is Ventana Development, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 79 single family lots. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP within the Expansion Area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the Expansion Area benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Expansion Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, storm water, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the Expansion Area receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is



equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the Expansion Area.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the Expansion Area of the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the



Expansion Area. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the Expansion Area for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the Expansion Area. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the CIP and all of the assessable land within the District would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the Expansion Area. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.



The third condition is the “completed development state.” In this condition the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.

VIII. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter’s discount, issuance costs and rounding.

For purposes of the Expansion Report, conservative allowances have been made for a debt service reserve, underwriter’s discount, issuance costs, rounding and collection cost as shown on Table 3. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter’s discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established



maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the Expansion Area.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

VENTANA COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS	
DESCRIPTION	TOTAL PROJECT COSTS
Stormwater Management	948,000
Utilities	632,000
Roads	1,106,000
Parks & Recreation	379,200
Off-Site Improvements	94,800
TOTAL	3,160,000

TABLE 2

VENTANA COMMUNITY DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	UNITS	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Single Family	40	79	1.00	79
TOTAL		79		79

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.



TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$3,160,000
TOTAL PROGRAM EAUS	79.00
TOTAL COST/BENEFIT	<u><u>\$40,000</u></u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT PER PRODUCT TYPE	PER PRODUCT UNIT
40	1.00	79	79.00	\$3,160,000	\$40,000
		<u>79</u>	<u>79.00</u>	<u>\$3,160,000</u>	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
40	1.00	79	79.00	100.0%	\$3,160,000	\$40,000
		<u>79</u>	<u>79.00</u>	<u>100%</u>	<u>\$3,160,000</u>	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2020 BONDS	DEVELOPER FUNDED	SERIES 2020 BONDS
40	79	\$0	\$3,160,000	\$0.00	\$40,000.00
	<u>79</u>	<u>\$0</u>	<u>\$3,160,000</u>		



TABLE 7

VENTANA COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES		
Coupon Rate ⁽¹⁾		6.00%
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		\$4,245,000
Construction Fund		\$3,160,000
Capitalized Interest (Months) ⁽²⁾	24	\$509,400
Debt Service Reserve Fund	75%	\$230,371
Underwriter's Discount	2.00%	\$84,900
+ Premium / - Discount		\$100,000
Cost of Issuance		\$160,000
Rounding		\$329
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$308,395
Collection Costs and Discounts @	6.00%	\$19,685
TOTAL ANNUAL ASSESSMENT		\$328,079
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on capitalized interest 24 months.		



TABLE 8

VENTANA COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2020 LONG TERM BONDS (1)								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 40'	1.00	79.00	100.00%	79	\$4,245,000	\$328,079	\$53,734	\$4,153
TOTAL		79.00	100.00%	79	4,245,000	328,079		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 24 month Capitalized Interest Period.

⁽²⁾ Includes principal, interest, collection costs and discounts.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$4,245,000.00 payable in 30 annual installments of principal of \$18,522.20 per gross acre. The maximum par debt is \$254,954.95 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		<u>\$4,245,000.00</u>	
ANNUAL ASSESSMENT:		<u>\$308,394.63</u>	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		<u>16.65</u>	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		<u>\$254,954.95</u>	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		<u>\$18,522.20</u>	(30 Installments)
Landowner Name, Hillsborough County Folio ID & Address		PER PARCEL ASSESSMENTS	
		Gross Unplatted Assessable Acres	Total PAR Debt Total Annual
Balm Grove LLC Folio ID 077201-0000 & 077956-6402 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609		16.65	\$4,245,000.00 \$308,394.63
Totals:		<u>16.65</u>	<u>\$4,245,000.00</u> <u>\$308,394.63</u>



**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

October 3, 2019 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, October 3, 2019 at 2:00 p.m.** at the Office of Meritus, 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, October 3, 2019 at approximately 2:06 p.m.** and identified the supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Ryan Motko	Vice Chair
Nick Dister	Supervisor
Brady Lefere	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Debby Nussel	Meritus
John Vericker	Straley Robin Vericker

There were no other members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2020-01; Reserve Account Release Transfer

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Resolution 2020-02; District Expansion

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

C. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2019**
- B. Consideration of Operations and Maintenance Expenditures August 2019**
- C. Review of Financial Statements Month Ending August 31, 2019**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

5. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional staff reports at this time.

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

**VENTANA
COMMUNITY DEVELOPMENT DISTRICT**

February 27, 2020 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors of the Ventana Community Development District was held on **Thursday, February 27, 2020 at 2:00 p.m.** at the Office of Meritus, 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Special Meeting of the Board of Supervisors of the Ventana Community Development District to order on **Thursday, February 27, 2020 at approximately 2:00 p.m.** and identified the supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Chair
Ryan Motko	Vice Chair
Nick Dister	Supervisor
Brady Lefere	Supervisor

Staff Members Present:

Debby Nussel	District Manager, Meritus	
John Vericker	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Tonja Stewart	District Engineer, Stantec	<i>via conference call</i>

There were no other members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of District Engineer's Report – Expansion Area

Ms. Stewart went over the District Engineer's Report with the Board.

MOTION TO:	Approve the District Engineer's Report for the Expansion Area.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Master Assessment Methodology Report – Expansion Area

Mrs. Nussel reviewed the Master Assessment Methodology Report with the Board.

MOTION TO:	Approve the Master Assessment Methodology Report for the Expansion Area in substantial form.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. Consideration of Resolution 2020-03; Declaring Debt Assessments

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

D. Consideration of Resolution 2020-04; Setting Public Hearing on Debt Assessments

Mrs. Nussel went over the resolution with the Board. The public hearing is scheduled for April 2, 2020 at 2:00 p.m. at the same location.

MOTION TO:	Approve Resolution 2020-04.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

E. General Matters of the District

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting October 3, 2019

B. Consideration of Operations and Maintenance Expenditures September 2019

C. Consideration of Operations and Maintenance Expenditures Oct. 2019 – Jan. 2020

D. Review of Financial Statements Month Ending January 31, 2020

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

5. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker said that April 2, 2020 would be a good time to do a delegation resolution since the Board is already meeting for the public hearing. He will send out an email with this information.

B. District Engineer

C. District Manager

There were no additional reports from the Engineer or District Manager at this time.

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Title:

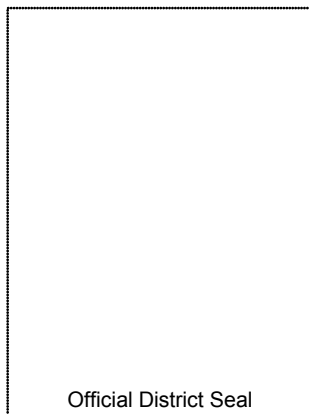
☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 97775	\$ 2,310.00		Pond Mowing - June
Cornerstone	10 99369	2,310.00	\$ 4,620.00	Pond Mowing - August
First Choice Aquatic Weed Management, LLC	39637	826.00		Waterway Service - August
Meritus Districts	9301	3,755.78		Management Services - September
Monthly Contract Sub-Total		\$ 9,201.78		
Variable Contract				
Egis	9484	\$ 316.00		General Liability Insurance - 10/01/18-10/01/19
Stantec	1557552	192.50		Professional Services - General Consulting - thru 08/23/19
Straley Robin Vericker	17408	332.00		Professional Services - General - thru 08/15/19
Variable Contract Sub-Total		\$ 840.50		
Utilities				
Tampa Electric	221006978276 090619	\$ 44.21		Electric Service - thru 09/03/19
Utilities Sub-Total		\$ 44.21		
Regular Services				
Tampa Bay Times	17698 092019	\$ 386.50		Meeting Schedule - 09/20/19
Regular Services Sub-Total		\$ 386.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 10,472.99		

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Rec'd invoice 9-17-19

Invoice

Date	Invoice #
6/30/2019	10-97775
Invoice Created By	



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
 14620 Bellamy Brothers Blvd Dade City, FL 33525
 Phone 866-617-2235 Fax 866-929-6998
 AR@CornerstoneSolutionsGroup.com
 Tax ID: 61-1632592
 www.CornerstoneSolutionsGroup.com

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:
Ship To
Pond Bank Maintenance Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.

Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Pond Mowing		2,310.00	6/30/2019	2,310.00

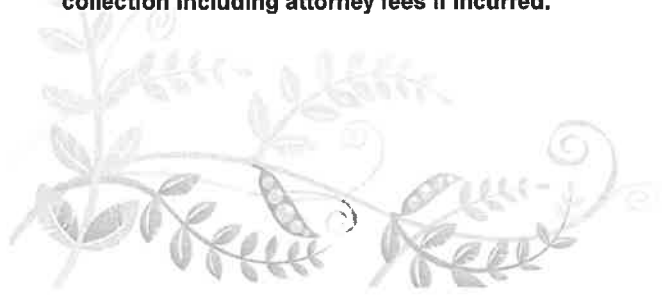
Cornerstone

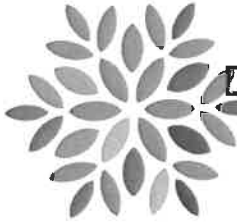
Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,310.00
Payments/Credits	\$0.00
Balance Due	\$2,310.00

53900
4604 159

REVIEWED dthomas 9/24/2019





Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
8/30/2019	10-99369

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Pond Bank Maintenance
Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Pond Mowing		2,310.00	8/31/2019	2,310.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,310.00
Payments/Credits	\$0.00
Balance Due	\$2,310.00

REVIEWEDdthomas 9/19/2019

Cornerstone

539.00
460.04
AR

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
8/30/2019	39637

Bill To

Ventana CDD
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	9/29/2019

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD	826.00

Thank you for your business.

Total	\$826.00
Payments/Credits	\$0.00
Balance Due	\$826.00

REVIEWEDdthomas 9/16/2019

539.00
1654509
WZ

Service Report

Customer: Ventana

Date: 8/29/18

Technician: Jason / Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓	✓				✓				N/A	High	N/A	Good
2		✓	✓				✓							
3		✓	✓				✓							
4		✓	✓				✓							
5		✓		✓			✓							
6		✓		✓			✓							
7		✓		✓			✓							
8		✓		✓			✓							
9		✓		✓			✓							

Comments

Thank You!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9301
Invoice Date: Sep 1, 2019
Page: 1

Bill To:
Ventana CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		9/1/19

[illegible]

Subtotal	3,755.78
Sales Tax	
Total Invoice Amount	3,755.78
Payment/Credit Applied	
TOTAL	3,755.78

REVIEWED by dthomas 8/20/2019



Ventana Community Development District
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

INVOICE

Customer	Ventana Community Development District
Acct #	770
Date	09/11/2019
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 316.00
Payment Amount	
Payment for:	Invoice#9484
100118328	

Thank You

Please detach and return with payment



Customer: Ventana Community Development District

Invoice	Effective	Transaction	Description	Amount
9484	08/20/2019	Policy change	Policy #100118328 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Add GL Due Date: 9/11/2019	316.00
				Total
				\$ 316.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/11/2019

REVIEWEDthomas 9/19/2019

539.00
 45.02
 157
 168



INVOICE

Page 1 of 1

Invoice Number 1557552
Invoice Date September 4, 2019
Purchase Order 215613307
Customer Number 138587
Project Number 215613307

Bill To

Ventana CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Ventana CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	August 23, 2019
	Current Invoice Total (USD)	192.50		

Process requisitions

Top Task	219	2019 FY General Consulting
-----------------	------------	-----------------------------------

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 05	Nurse, Vanessa M	1.75	110.00	192.50
	Subtotal Professional Services	<u>1.75</u>		<u>192.50</u>

Top Task Subtotal	2019 FY General Consulting	192.50
-------------------	----------------------------	--------

Total Fees & Disbursements	<u>192.50</u>
INVOICE TOTAL (USD)	192.50

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

** PLEASE SEND AN INVOICE # WITH PAYMENT **

Thank you.

Received
SEP 11 2019

51300
3103
AR

REVIEWEDdthomas 9/19/2019

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

August 26, 2019

Client: 001470

Matter: 000001

Invoice #: 17408

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
8/1/2019	LB	PREPARE DRAFT RESOLUTION ADOPTING FY 2019/2020 BUDGET, DRAFT BUDGET FUNDING AGREEMENT AND DRAFT RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME.	1.2	
8/5/2019	JMV	PREPARE OPERATIONS AND MAINTENANCE BUDGET RESOLUTION; PREPARE OPERATIONS AND MAINTENANCE ASSESSMENT RESOLUTION.	0.4	
8/5/2019	LB	FINALIZE RESOLUTIONS AND BUDGET FUNDING AGREEMENT RE BUDGET FOR FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME.	0.2	
Total Professional Services			1.8	\$332.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$122.00
LB	Lynn Butler	1.4	\$210.00

REVIEWEDdthomas 9/16/2019

514.00
3167
DN
166

August 26, 2019
Client: 001470
Matter: 000001
Invoice #: 17408

Page: 2

Total Services	\$332.00	
Total Disbursements	\$0.00	
Total Current Charges		\$332.00

PAY THIS AMOUNT	\$332.00
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Statement Date: 09/06/2019
Account: 221006978276

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11002 FERN HILL DR
RIVERVIEW, FL 33578

Current month's charges:
Total amount due:
Payment Due By:

Your Account Summary

Previous Amount Due	\$47.39
Payment(s) Received Since Last Statement	-\$47.39
Current Month's Charges	\$44.21
Total Amount Due	\$44.21

Report a street light

It's easy to request a
street light or area light repair.
tampaelectric.com/r



REVIEWED by Thomas 9/16/2019

00000285-0000600-Page 1 of 4

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Stay in the know while you're on the go!

Our free Power Updates service makes it easy to get restoration updates by text, email or app.
Learn more at tampaelectric.com/powerupdates.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006978276

Current month's charges:
Total amount due:
Payment Due By:

Amount Enclosed \$

678543631567

00000286 01 AV 0.38 33607 FTECO109051923485910 00000 03 01000000 015 03 14625 002



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Re

Account: 221006978276
Statement Date: 09/06/2019
Current month's charges due 09/27/2019

Details of Charges – Service from 08/02/2019 to 09/03/2019

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non De

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplie
C58715	09/03/2019	602		329		273 kWh	1

Basic Service Charge					\$18.14	
Energy Charge	273 kWh @ \$0.05916/kWh				\$16.15	
Fuel Charge	273 kWh @ \$0.03227/kWh				\$8.81	
Florida Gross Receipt Tax					\$1.11	
Electric Service Cost						\$44.21

Total Current Month's Charges

\$44.21

Tampa Elec

Kilowatt-
(Averag



00000286-0000601-Page 3 of 4



Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/20/19	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
09/20/2019	Deirdre Almeida	99212
Total Amount Due	Ad Number	
\$386.50	0000017698	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/20/19	09/20/19	0000017698	Times	Legals CLS	Meeting Schedule	1	2x46 L	\$382.50
09/20/19	09/20/19	0000017698	Tampabay.com	Legals CLS	Meeting Schedule	1	2x46 L	\$0.00
					AffidavitMaterial			\$4.00

Received
SEP 26 2019
513.00
4801
DA

REVIEWEDdthomas 10/1/2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/20/19	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
09/20/2019	Deirdre Almeida	99212
Total Amount Due	Ad Number	
\$386.50	0000017698	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

VENTANA CDD
ATTN: MERITUS
2005 PAM AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 100187	\$ 5,250.00		Common Areas - September
First Choice Aquatic Weed Management, LLC	40571	826.00		Waterway Service - September
Meritus Districts	9347	3,752.63		Management Services - October
Monthly Contract Sub-Total		\$ 9,828.63		

Variable Contract				
Egis	9713	\$ 5,000.00		Insurance - 10/01/19-10/01/20
Meritus	9373	4,200.00		FY19 Series 2018 Dissemination Services - 10/01/19
Meritus	9392	9,000.00	\$ 13,200.00	FY19 Series 2018 Construction Accounting Services - 10/01/19
Stantec	1569359	110.00		Professional Services - General Consulting - thru 09/20/19
Variable Contract Sub-Total		\$ 18,310.00		

Utilities				
Tampa Electric	221006978276 100719	\$ 40.08		Electric Service - thru 10/02/19
Tampa Electric	221007554076 100719	281.43	\$ 321.51	Electric Service - thru 10/02/19
Utilities Sub-Total		\$ 321.51		

Regular Services				
DEO	74706	\$ 175.00		Special District Fee - 10/01/19
Regular Services Sub-Total		\$ 175.00		

Additional Services				
Cornerstone	10 100186	\$ 2,310.00		Pond Mowing - 09/30/19

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Meritus Districts	9440	8.98		Express Shipping - 09/30/19
Additional Services Sub-Total		\$ 2,318.98		

TOTAL:	\$ 30,954.12		
---------------	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
9/30/2019	10-100187

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Common Areas, Ponds, Cul de Sacs

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	Pond Bank Maintenance, #MAINT.	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	Ventana- Common Areas, Ponds, Cul de Sacs maintenance			5,250.00		5,250.00

Cornerstone

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$5,250.00
Payments/Credits	\$0.00
Balance Due	\$5,250.00

REVIEWEDthomas 10/25/2019

537.00
4684
178
SM

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
9/30/2019	40571

Bill To

Ventana CDD
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/30/2019

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD	826.00

Thank you for your business.

Total	\$826.00
Payments/Credits	\$0.00
Balance Due	\$826.00

REVIEWEDdthomas 10/28/2019

53900
179 4509
152

Service Report

Customer: Ventana

Date: 9/27/19

Technician: Jason Marks

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓		✓			✓				N/A	Normal	N/A	Good
2		✓		✓			✓							
3		✓		✓			✓							
4		✓		✓			✓							
5		✓		✓			✓							
6		✓		✓			✓							
7		✓		✓			✓							
8		✓		✓			✓							
9		✓		✓			✓							

Comments

Thank You!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: 9347
Invoice Date: Oct 1, 2019
Page: 1

Ship to:

Customer ID

Customer PO

Payment Terms

Net Due

Shipping Method

Ship Date

Due Date

10/1/19

[illegible]

Subtotal	3,752.63
Sales Tax	
Total Invoice Amount	3,752.63
Payment/Credit Applied	
TOTAL	3,752.63

REVIEWED by dthomas 9/24/2019



Ventana Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

INVOICE

Customer	Ventana Community Development District
Acct #	770
Date	09/17/2019
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 5,000.00
Payment Amount	
Payment for:	Invoice#9713
100119328	

Thank You

Please detach and return with payment



Customer: Ventana Community Development District

Invoice	Effective	Transaction	Description	Amount
9713	10/01/2019	Renew policy	Policy #100119328 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2019 <i>Gen Liab - \$2750⁰⁰ Pub off - \$2250⁰⁰</i>	5,000.00
				Total
				\$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/17/2019

573.00
450.00
31.800
537.00
128
DN

REVIEWEDdthomas 10/28/2019

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9373
Invoice Date: Oct 1, 2019
Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:**Customer ID**

Ventana CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2019 Bond Series 2018		4,200.00
		51300 3104		

Subtotal	4,200.00
Sales Tax	
Total Invoice Amount	4,200.00
Payment/Credit Applied	
TOTAL	4,200.00

REVIEWEDthomas 10/23/2019

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9392
Invoice Date: Oct 1, 2019
Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:**Customer ID**

Ventana CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Construction accounting services Bond Series 2018, FY 2019		9,000.00
		51300 3201		

Subtotal	9,000.00
Sales Tax	
Total Invoice Amount	9,000.00
Payment/Credit Applied	
TOTAL	9,000.00

REVIEWEDthomas 10/23/2019

AR



INVOICE

Page 1 of 1

Invoice Number 1569359
Invoice Date October 2, 2019
Purchase Order 215613307
Customer Number 138587
Project Number 215613307

Bill To

Ventana CDD
Accounts Payable
c/o Meritus Districts
2005 Pan-Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Ventana CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	September 20, 2019
	Current Invoice Total (USD)	110.00		

Administrative services; process requisitions

Top Task **219** **2019 FY General Consulting**

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 05	Nurse, Vanessa M	1.00	110.00	110.00
	Subtotal Professional Services	<u>1.00</u>		<u>110.00</u>
Top Task Subtotal	2019 FY General Consulting			110.00
	Total Fees & Disbursements			<u>110.00</u>
	INVOICE TOTAL (USD)			110.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received

OCT 07 2019

513.00
3103

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11002 FERN HILL DR
RIVERVIEW, FL 33578

Statement Date: 10/07/2019
Account: 221006978276

Current month's charges:	\$40.08
Total amount due:	\$40.08
Payment Due By:	10/28/2019

Your Account Summary

Previous Amount Due	\$44.21
Payment(s) Received Since Last Statement	-\$44.21
Current Month's Charges	\$40.08
Total Amount Due	\$40.08



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006978276

Current month's charges:	\$40.08
Total amount due:	\$40.08
Payment Due By:	10/28/2019

Amount Enclosed

\$

681012781749

VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6810127817492210069782760000000040081

ACCOUNT INVOICE

tampaelectric.com



Account: 221006978276
Statement Date: 10/07/2019
Current month's charges due 10/28/2019

Details of Charges – Service from 09/04/2019 to 10/02/2019

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C58715	10/02/2019	831	602	229 kWh	1	29 Days

Basic Service Charge
Energy Charge
Fuel Charge
Florida Gross Receipt Tax
Electric Service Cost

229 kWh @ \$0.05916/kWh
229 kWh @ \$0.03227/kWh

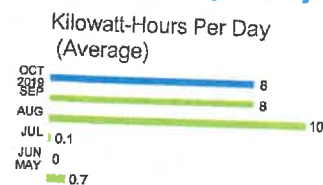
\$18.14
\$13.55
\$7.39
\$1.00

\$40.08

Total Current Month's Charges

\$40.08

Tampa Electric Usage History



Important Messages

We've requested a bill reduction for you.

You heard right! We're proposing another reduction to energy bills for 2020. If approved by the Florida Public Service Commission, Tampa Electric residential customers' bills would drop again in January, and would continue to be among the lowest in Florida – about the same as customers paid in 2013 – and would be about 21 percent below the national average. There you have it ... electricity is a real value.



Statement Date: 10/07/2019

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Current month's charges:	\$281.43
Total amount due:	\$281.43
Payment Due By:	10/28/2019

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$281.43
Total Amount Due	\$281.43



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Go solar now! No roof required.

Sun Select shared solar is a simple way to have solar, whether or not a rooftop system is an option for you. Go to tampaelectric.com/sunselect to see why Sun Select makes sense for you, the community, and the environment.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$281.43
Total amount due:	\$281.43
Payment Due By:	10/28/2019
Amount Enclosed	\$

647679512188

Received

OCT 10 2019

00000444 02 AV 0.38 33607 FTECO110071823350810 00000 03 01000000 015 03 14576 004



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318


Account: 221007554076
Statement Date: 10/07/2019
Current month's charges due 10/28/2019

Details of Charges – Service from 09/24/2019 to 10/02/2019

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K31566	10/02/2019	3		0		3 kWh	1	9 Days
Basic Service Charge						\$5.44	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						3 kWh @ \$0.05916/kWh \$0.18		
Fuel Charge						3 kWh @ \$0.03227/kWh \$0.10		
Florida Gross Receipt Tax						\$0.15		
Electric Service Cost						\$5.87		
State Tax						\$0.56		
Total Electric Cost, Local Fees and Taxes						\$6.43		
Other Fees and Charges								
Electric Security Deposit						\$200.00		
Elec Connection Chrg Initial						\$75.00		
Total Other Fees and Charges						\$275.00		
Total Current Month's Charges						\$281.43		

Important Messages
Welcome to Tampa Electric!

 Please visit tampaelectric.com/rates for information about your electric rates and charges.

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.

We've requested a bill reduction for you.

You heard right! We're proposing another reduction to energy bills for 2020. If approved by the Florida Public Service Commission, Tampa Electric residential customers' bills would drop again in January, and would continue to be among the lowest in Florida – about the same as customers paid in 2013 – and would be about 21 percent below the national average. There you have it ... electricity is a real value.



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2019/2020 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74706			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Ventana Community Development District
 Mr. Brian K. Lamb
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607



2. Telephone: (813) 397-5120
3. Fax: (813) 873-7070
4. Email: Brian.Lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.ventanacdd.com
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 10/09/2017
11. Creation Document on File: 10/09/2017
12. Date Established: 04/12/2016
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 16-6
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/05/2018

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 10/4/19

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

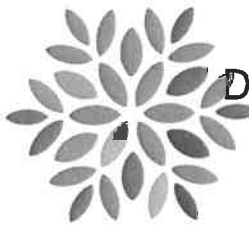
b. Or, Certify Eligibility for the Zero Fee: By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1.____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2.____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3.____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved:____ Denied:____ Reason:_____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Date	Invoice #
9/30/2019	10-100186

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Pond Bank Maintenance
Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Pond Mowing		2,310.00	9/30/2019	2,310.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,310.00
Payments/Credits	\$0.00
Balance Due	\$2,310.00

REVIEWEDthomas 10/25/2019

Cornerstone

53910
187 4604
AM

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9440
Invoice Date: Oct 9, 2019
Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/9/19

Quantity	Item	Description	Unit Price	Amount
		Express shipping - 9/30/19		8.98

Subtotal	8.98
Sales Tax	
Total Invoice Amount	8.98
Payment/Credit Applied	
TOTAL	8.98

REVIEWEDthomas 10/29/2019

ANNA LYALINA 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607		0.5 LBS LTR	1 OF 1
SHIP TO: LOCKBOX SERVICES-12-2657 8138737300 US BANK, NA - CDD 1200 ENERGY PARK DRIVE EP-MN-01LB SAINT PAUL MN 55108			
		MN 554 9-02 	
UPS NEXT DAY AIR SAVER 1P TRACKING #: 1Z A7E 454 13 9936 6682			
			
BILLING: P/P			
Reference No.1: UPS 9.30.19		XOL 19.09.23 NV45 15.0A 07/2019	

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 99370	\$ 5,250.00		Common Areas - August
Cornerstone	10 101019	2,310.00		Pond Mowing - October
Cornerstone	10 101184	5,250.00		Common Areas - October
Cornerstone	10 101314	2,310.00		Pond Mowing - November
Cornerstone	10 101315	5,250.00	\$ 20,370.00	Common Areas - November
First Choice Aquatic Weed Management, LLC	41488	826.00		Waterway Service - October
First Choice Aquatic Weed Management, LLC	41894	826.00	\$ 1,652.00	Waterway Service - November
Meritus Districts	9433	3,755.25		Management Services - November
Monthly Contract Sub-Total		\$ 25,777.25		
Variable Contract				
Grau and Associates	GA093019	\$ 23.00		Audit Confirmation - 09/30/19
Straley Robin Vericker	17619	652.00		Professional Services - General - thru 10/15/19
Variable Contract Sub-Total		\$ 675.00		
Utilities				
Tampa Electric	221006978276 110619	\$ 46.55		Electric Service - thru 11/01/19
Tampa Electric	221007554076 110619	137.51	\$ 184.06	Electric Service - thru 11/01/19
Utilities Sub-Total		\$ 184.06		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Cornerstone	10 101179	\$ 220.00		Mow Fenceline - 10/31/19
Additional Services Sub-Total		\$ 220.00		

TOTAL:	\$ 26,856.31		
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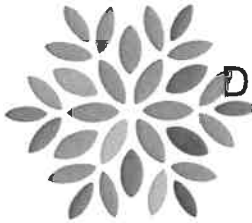
Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
14620 Bellamy Brothers Blvd Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592
www.CornerstoneSolutionsGroup.com



Date	Invoice #
8/30/2019	10-99370

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:
Ship To
Common Areas, Ponds, Cul de Sacs

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
	Ventana- Common Areas, Ponds, Cul de Sacs maintenance		5,250.00		5,250.00

Cornerstone

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$5,250.00
Payments/Credits	\$0.00
Balance Due	\$5,250.00

REVIEWEDthomas 12/4/2019

198 53900
4404
452

Invoices Meritus Associations

From: Sidnee Yaeger <syaeger@CornerstoneSolutionsGroup.com>
Sent: Wednesday, November 13, 2019 9:23 AM
To: Invoices Meritus Associations
Subject: FW: Invoice from Cornerstone Solutions Group
Attachments: Inv_1099370_from_Tree_Farm_2_Inc._18036.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

Please find attached invoice. My apologies for only emailing the invoice originally to Debby.

Thank you,

Cornerstone

Sidnee Yaeger
Junior Staff Accountant
syaeger@cornerstonesolutionsgroup.com

14620 Bellamy Brothers Blvd.
Dade City, FL 33525
866.617.2235 Main Office
www.cornerstonesolutionsgroup.com

From: Sidnee Yaeger
Sent: Tuesday, September 10, 2019 4:25 PM
To: DEBBY.NUSSEL@MERITUSCORP.COM
Subject: Invoice from Cornerstone Solutions Group

Tree Farm 2, Inc.

Invoice *Due:09/29/2019*
10-99370

Amount Due: **\$5,250.00**

Dear Customer :

Thank you for using Cornerstone Solutions Group. Your invoice is attached to this email. Please remit payment at your earliest convenience.

We appreciate your business and look forward to serving you again in the future.

Blessings,

Cornerstone Solutions Group



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
14620 Bellamy Brothers Blvd Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592
www.CornerstoneSolutionsGroup.com



Date	Invoice #
10/31/2019	10-101019

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:	
Ship To	Pond Bank Maintenance Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Pond Mowing for October		2,310.00	10/31/2019	2,310.00

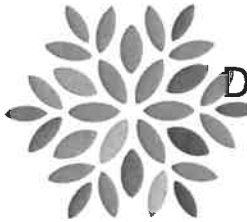
Cornerstone

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,310.00
Payments/Credits	\$0.00
Balance Due	\$2,310.00

53100
21604
199

REVIEWEDdthomas 12/4/2019



Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
10/31/2019	10-101184

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Common Areas, Ponds, Cul de Sacs

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	Pond Bank Maintenance, #MAINT.	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	Ventana- Common Areas, Ponds, Cul de Sacs maintenance			5,250.00		5,250.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$5,250.00
Payments/Credits	\$0.00
Balance Due	\$5,250.00

REVIEWEDthomas 12/4/2019

Cornerstone

5370
4604
100



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
11/6/2019	10-101314

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Pond Bank Maintenance
Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Pond Mowing for November		2,310.00	11/30/2019	2,310.00

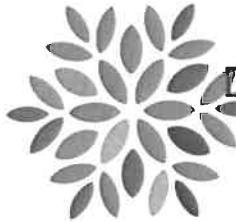
Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,310.00
Payments/Credits	\$0.00
Balance Due	\$2,310.00

REVIEWEDdthomas 12/4/2019

Cornerstone

53100
4604
m



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Invoice

Date	Invoice #
11/6/2019	10-101315

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:	
Ship To	
Common Areas, Ponds, Cul de Sacs	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	Pond Bank Maintenance, #MAINT.	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	November billing for Ventana- Common Areas, Ponds, Cul de Sacs maintenance			5,250.00		5,250.00

Cornerstone

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$5,250.00
Payments/Credits	\$0.00
Balance Due	\$5,250.00

REVIEWEDdthomas 12/4/2019

534100
4604
M

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
10/31/2019	41488

Bill To

Ventana CDD
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	11/30/2019

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD	826.00

Thank you for your business.

Total	\$826.00
Payments/Credits	\$0.00
Balance Due	\$826.00

REVIEWEDdthomas 12/3/2019

539.00
450.00
109

Service Report

Customer: Ventana

Date: 10/25/19

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓		✓			✓				N/A	NORM	N/A	Good
↓		✓		✓			✓				↓	↓	↓	↓
↓		✓		✓			✓				↓	↓	↓	↓
↓		✓		✓			✓				↓	↓	↓	↓
↓		✓		✓			✓				↓	↓	↓	↓
9		✓		✓			✓				↓	↓	↓	↓

Comments: THANK YOU!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
11/25/2019	41894

Bill To

Ventana CDD
c/o Meritus Corp.
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/25/2019

Description	Amount
Monthly waterway service for 9 ponds associated with Ventana CDD	826.00

Thank you for your business.

Total	\$826.00
Payments/Credits	\$0.00
Balance Due	\$826.00

REVIEWEDdthomas 12/3/2019

539100
4809
205
PN

Service Report

Customer: Ventana CDD

Date: 11/19/2019

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓	✓				✓				N/A	Worm	N/A	Good
2		✓	✓				✓				↓	↓	↓	↓
3		✓	✓				✓				↓	↓	↓	↓
4		✓	✓				✓				↓	↓	↓	↓
5		✓	✓				✓				↓	↓	↓	↓
6		✓	✓				✓				↓	↓	↓	↓
7		✓	✓				✓				↓	↓	↓	↓
8		✓	✓				✓				↓	↓	↓	↓
9		✓	✓				✓				↓	↓	↓	↓

Comments

THANK YOU!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A

Orlando, FL 32809

800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9433
Invoice Date: Nov 1, 2019
Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:**Customer ID**

Ventana CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

11/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		3,750.00
		Postage - September		5.25

Subtotal	3,755.25
Sales Tax	
Total Invoice Amount	3,755.25
Payment/Credit Applied	
TOTAL	3,755.25

REVIEWEDthomas 10/29/2019

Grau + Associates

Invoice Month	Date	Request Date	Client Name	Engagement Number	PR#	Qty	Price	Amount
October	10/23/2019 12:02 PM	09/30/2019	Ventana CDD	Meritus	N34669117X68	1	23.00	23.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

October 22, 2019

Client: 001470

Matter: 000001

Invoice #: 17619

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
9/23/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
9/26/2019	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
9/26/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2018 BONDS.	0.2	
10/2/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.2	
10/2/2019	VKB	REVIEW AND REPLY TO EMAIL FROM B. CRUTCHFIELD RE: AGENDA AND EXPANSION OF CDD BOUNDARIES.	0.2	
10/3/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	
10/4/2019	JMV	PREPARE QUARTERLY DISTRICT COUNSEL UPDATE FOR BOND DISSEMINATION AGENT.	0.3	
10/7/2019	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
10/15/2019	VKB	REVIEW AND REPLY TO EMAIL FROM N. DISTER RE: EXPANSION OF CDD BOUNDARIES AND LEGAL DESCRIPTIONS.	0.4	
Total Professional Services			2.4	\$652.00

REVIEWEDdtomas 12/3/2019

October 22, 2019

Client: 001470

Matter: 000001

Invoice #: 17619

Page: 2

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.4	\$427.00
VKB Vivek K. Babbar	0.6	\$165.00
LB Lynn Butler	0.4	\$60.00

Total Services	\$652.00
Total Disbursements	\$0.00
Total Current Charges	\$652.00

PAY THIS AMOUNT

\$652.00

Please Include Invoice Number on all Correspondence

51400
3107
266

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11002 FERN HILL DR
RIVERVIEW, FL 33578

Statement Date: 11/06/2019
Account: 221006978276

Current month's charges:	\$46.55
Total amount due:	\$46.55
Payment Due By:	11/27/2019

Your Account Summary

Previous Amount Due	\$40.08
Payment(s) Received Since Last Statement	-\$40.08
Current Month's Charges	\$46.55
Total Amount Due	\$46.55

Digging? Make the right call



**Know what's below.
Call before you dig.**

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Stay informed with e-News Update

Sign up for our free e-News Update online newsletter and receive updates about programs, weather, community events and more, straight to your inbox. Visit tampaelectric.com/emailsignup today.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006978276

Current month's charges:	\$46.55
Total amount due:	\$46.55
Payment Due By:	11/27/2019

Amount Enclosed

\$

682247361332

VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6822473613322210069782760000000046553

ACCOUNT INVOICE

tampaelectric.com



Account: 221006978276
Statement Date: 11/06/2019
Current month's charges due 11/27/2019

Details of Charges – Service from 10/03/2019 to 11/01/2019

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C58715	11/01/2019	1,129		831		298 kWh	1	30 Days

Basic Service Charge

Energy Charge

Fuel Charge

Florida Gross Receipt Tax

Electric Service Cost

298 kWh @ \$0.05916/kWh

298 kWh @ \$0.03227/kWh

\$18.14

\$17.63

\$9.62

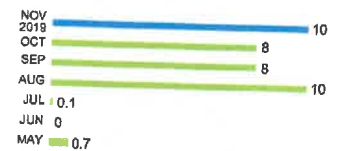
\$1.16

\$46.55

\$46.55

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Total Current Month's Charges

Important Messages

We continue to add more solar to our fuel mix

We're proud to be the state's top producer of solar energy per customer. Our existing solar projects can power more than 100,000 homes with the sun. Visit our solar page at tampaelectric.com/solar to learn more. For the 12-month period ending Sept. 2019, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil* 84%, Coal 6%, Purchased Power 7% and Solar 3%. Tampa Electric provides this information to our customers on a quarterly basis.

*Oil makes up less than 1%



VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Statement Date: 11/06/2019

Account: 221007554076

Current month's charges:	\$137.51
Total amount due:	\$137.51
Payment Due By:	11/27/2019

Your Account Summary

Previous Amount Due	\$281.43
Payment(s) Received Since Last Statement	-\$281.43
Current Month's Charges	\$137.51
Total Amount Due	\$137.51

Digging? Make the right call



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planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit **sunshine811.com** or **tampaelectric.com/811**.

00006856-0014345-Page 1 of 8

REVIEWED dthomas 12/3/2019

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Stay informed with e-News Update

Sign up for our free e-News Update online newsletter and receive updates about programs, weather, community events and more, straight to your inbox. Visit **tampaelectric.com/emailsingup** today.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$137.51
Total amount due:	\$137.51
Payment Due By:	11/27/2019

Amount Enclosed \$

684716494290

00006856 02 AV 0.38 33607 FTECO111061823304810 00000 02 01000000 015 03 13870 004



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Received

NOV 12 2019

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6847164942902210075540760000000137515

ACCOUNT INVOICE

tampaelectric.com



Account: 221007554076
Statement Date: 11/06/2019
Current month's charges due 11/27/2019

Details of Charges – Service from 10/03/2019 to 11/01/2019

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K31566	11/01/2019	1,271		3		1,268 kWh	1	30 Days
Basic Service Charge Energy Charge Fuel Charge Florida Gross Receipt Tax Electric Service Cost Other Fees and Charges Deposit Payment(Receipt #100001176613*) Keep this receipt as proof of payment for deposit Total Other Fees and Charges							\$137.51 \$0.00	
Total Current Month's Charges							\$137.51	

Tampa Electric Usage History

 Kilowatt-Hours Per Day
 (Average)

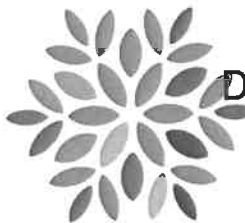

Important Messages

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*Oil makes up less than 1%





Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
10/31/2019	10-101179

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Common Areas, Ponds, Cul de Sacs
, Ponds, Cul

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Mow the fenceline marked in yellow on the attached map at Ventana of Riverview from the currently maintained lots to the yellow stakes marking the edge of the fence line. (Approximately 10') Trim around stakes and poles as needed.		220.00	10/24/2019	220.00

Cornerstone

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$220.00
Payments/Credits	\$0.00
Balance Due	\$220.00

REVIEWEDdthomas 12/4/2019

539.00
46.04
255
on

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 102194	\$ 7,560.00		Pond Mowing - December
Meritus Districts	9536	3,753.68		Management Services - December
Monthly Contract Sub-Total		\$ 11,313.68		
Variable Contract				
Stantec	1591927	\$ 1,068.38		Professional Services - FY20 General Consulting - thru 11/15/19
Straley Robin Vericker	17518	1,075.50		Professional Services - General - thru 09/15/19
Variable Contract Sub-Total		\$ 2,143.88		
Utilities				
Tampa Electric	221006978276 120619	\$ 70.28		Electric Service - thru 12/04/19
Tampa Electric	221007554076 120619	241.23	\$ 311.51	Electric Service - thru 12/04/19
Utilities Sub-Total		\$ 311.51		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 13,769.07		

Approved (with any necessary revisions noted):

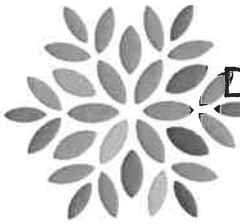
Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):
☐ Chairman
 ☐ Vice Chairman
 ☐ Assistant Secretary



Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
11/6/2019	10-102194

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:	
Ship To	
Ventana Tampa, FL	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Pond Mowing for December		2,310.00	12/01/2019	2,310.00
1	December billing for Ventana- Common Areas, Ponds, Cul de Sacs maintenance		5,250.00	12/01/2019	5,250.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$7,560.00
Payments/Credits	\$0.00
Balance Due	\$7,560.00

53900
258
ON 4654

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9536
Invoice Date: Dec 1, 2019
Page: 1

Bill To:
Ventana CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/19

[illegible]

Subtotal	3,753.68
Sales Tax	
Total Invoice Amount	3,753.68
Payment/Credit Applied	
TOTAL	3,753.68

SN

REVIEWED dthomas 12/2/2019



INVOICE

Page 1 of 1

Invoice Number 1591927
Invoice Date November 25, 2019
Purchase Order 215613307
Customer Number 138587
Project Number 215613307

Bill To

Ventana CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Ventana CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	November 15, 2019
	Current Invoice Total (USD)	1,068.38		

Process requisitions; 2020 admin.

Top Task	2020	2020 FY General Consulting
-----------------	-------------	-----------------------------------

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 05	Nurse, Vanessa M	3.00	116.00	348.00
Level 13	Stewart, Tonja L	4.00	175.00	700.00
	Subtotal Professional Services	<u>7.00</u>		<u>1,048.00</u>

Top Task Subtotal	2020 FY General Consulting	1,048.00
-------------------	----------------------------	----------

Top Task	900	Reimbursables
-----------------	------------	----------------------

Disbursements

Direct - Postage & Courier	20.38
----------------------------	-------

Subtotal Disbursements	<u>20.38</u>
-------------------------------	--------------

Top Task Subtotal	Reimbursables	20.38
-------------------	---------------	-------

Total Fees & Disbursements	1,068.38
INVOICE TOTAL (USD)	<u>1,068.38</u>

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

** PLEASE SEND AN INVOICE # WITH PAYMENT **

Thank you.

Received

DEC 02 2019

51300
3103
266
SM

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

September 20, 2019
Client: 001470
Matter: 000001
Invoice #: 17518

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
8/21/2019	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH N. HICKS RE: UPCOMING BOARD MEETING.	0.2	
8/22/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING AND PUBLIC HEARINGS.	0.3	
8/26/2019	JMV	REVIEW EMAIL FROM N. DISTER; REVIEW INDENTURES; PREPARE RESOLUTION.	2.1	
8/26/2019	LB	OFFICE CONFERENCE WITH J. VERICKER RE PLATS AND DEEDS TO THE DISTRICT; RESEARCH PUBLIC RECORDS RE STATUS OF PLATTING AND DEEDED TRACTS TO THE DISTRICT; REVIEW EMAIL FROM N. DISTER RE SAME.	0.7	
8/30/2019	VKB	REVIEW AND REVISE RESOLUTION AUTHORIZING DISTRICT MANAGER TO SEND LETTER TO TRUSTEE RE: SATISFACTION OF RESERVE ACCOUNT REDUCTION REQUIREMENTS.	0.7	
Total Professional Services			4.0	\$1,075.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	2.1	\$640.50
VKB	Vivek K. Babbar	1.2	\$330.00
LB	Lynn Butler	0.7	\$105.00

September 20, 2019
Client: 001470
Matter: 000001
Invoice #: 17518

Page: 2

Total Services	\$1,075.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,075.50

PAY THIS AMOUNT

\$1,075.50

51400
3107
R

Please Include Invoice Number on all Correspondence

Statement Date: 12/06/2019
Account: 221006978276

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11002 FERN HILL DR
RIVERVIEW, FL 33578

Current month's charges:	\$70.28
Total amount due:	\$70.28
Payment Due By:	12/27/2019

Your Account Summary

Previous Amount Due	\$46.55
Payment(s) Received Since Last Statement	-\$46.55
Current Month's Charges	\$70.28
Total Amount Due	\$70.28

**Help neighbors in need
this holiday season.**



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills.
Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



We're shedding new light on dark winter nights.

New LED lighting will bring:

- **Energy savings** – up to 60% more efficient
- **Performance** – longer life and superior lighting
- **Safety** – wide, consistent light pattern improves visibility

Visit tampaelectric.com/newLEDs to learn more about the benefits and when we'll be in a neighborhood near you.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 221006978276

Current month's charges:	\$70.28
Total amount due:	\$70.28
Payment Due By:	12/27/2019
Amount Enclosed	\$

683481945101

00006737 02 AV 0.38 33607 FTECO112061923341310 00000 02 01000000 015 03 13645 004



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008



MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received

DEC 11 2019

6834819451012210069782760000000070288

Account: 221006978276
Statement Date: 12/06/2019
Current month's charges due 12/27/2019

Details of Charges – Service from 11/02/2019 to 12/04/2019

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C58715	12/04/2019	1,680		1,129		551 kWh	1	33 Days

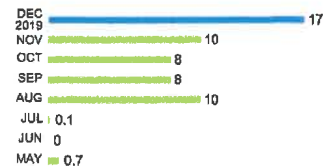
Basic Service Charge		\$18.14
Energy Charge	551 kWh @ \$0.05916/kWh	\$32.60
Fuel Charge	551 kWh @ \$0.03227/kWh	\$17.78
Florida Gross Receipt Tax		\$1.76
Electric Service Cost		\$70.28

Total Current Month's Charges

\$70.28

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Warmest wishes from our family to yours

All of us at Tampa Electric wish you a wonderful holiday season and a very happy new year. We're proud to provide you with the safe, reliable and affordable energy that fuels your life.

Good news! Look for a credit on your next bill.

The credit will be based upon your usage, but figure about \$9 if you average 1,000 kilowatt-hours a month. After recovering costs of restoring power for Hurricane Irma and other storms, Tampa Electric still had savings from a recent federal tax law change – this credit is returning these savings back to customers. The credit was proposed by Tampa Electric, approved by the Florida Public Service Commission and supported by Florida's Office of Public Counsel, the Florida Industrial Power Users Group and the Florida Retail Federation.



Statement Date: 12/06/2019

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Current month's charges:	\$241.23
Total amount due:	\$241.23
Payment Due By:	12/27/2019

Your Account Summary

Previous Amount Due	\$137.51
Payment(s) Received Since Last Statement	-\$137.51
Current Month's Charges	\$241.23
Total Amount Due	\$241.23

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this holiday season.**



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$241.23
Total amount due:	\$241.23
Payment Due By:	12/27/2019

Amount Enclosed \$

668667152524



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6686671525242210075540760000000241234


Account: 221007554076
Statement Date: 12/06/2019
Current month's charges due 12/27/2019

Details of Charges – Service from 11/02/2019 to 12/04/2019

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K31566	12/04/2019	3,645		1,271		2,374 kWh	1	33 Days
Basic Service Charge						\$18.14	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) 	
Energy Charge						2,374 kWh @ \$0.05916/kWh \$140.45		
Fuel Charge						2,374 kWh @ \$0.03227/kWh \$76.61		
Florida Gross Receipt Tax						\$6.03		
Electric Service Cost						\$241.23		
Total Current Month's Charges						\$241.23		

Important Messages

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Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 102933	\$ 7,560.00		Pond Mowing - January
First Choice Aquatic Weed Management, LLC	42814	826.00		Waterway Service - December
Meritus Districts	9496	3,762.60		Management Services - January
Monthly Contract Sub-Total		\$ 12,148.60		

Variable Contract				
Straley Robin Vericker	17811	\$ 80.75		Professional Services - General - thru 12/15/19
Straley Robin Vericker	17935	962.85	\$ 1,043.60	Professional Services - General - thru 01/15/20
Variable Contract Sub-Total		\$ 1,043.60		

Utilities				
Tampa Electric	221006978276 010820	\$ 72.28		Electric Service - thru 01/03/20
Tampa Electric	221007554076 010820	195.93	\$ 268.21	Electric Service - thru 01/03/20
Utilities Sub-Total		\$ 268.21		

Regular Services				
ADA Site Compliance	866	\$ 1,500.00		Website Accessibility & Compliance - 09/28/19
Tampa Bay Times	50612 011020	394.00		Notice of Expansion (2 of 4) - 01/10/20
Tampa Bay Times	50612 011720	390.00	\$ 784.00	Notice of Expansion (3 of 4) - 01/17/20
Regular Services Sub-Total		\$ 2,284.00		

Additional Services				
Additional Services Sub-Total		\$ 0.00		

**Ventana Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 15,744.41		

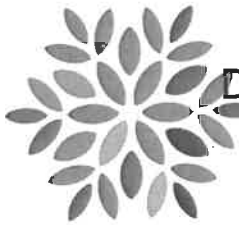
Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
14620 Bellamy Brothers Blvd Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592
www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
01/01/2020	10-102933

Invoice Created By

Bill To
Ventana Community Development District Ventana CDD

Field Mgr/Super:	
Ship To	
Ventana Tampa, FL	

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Pond Mowing for January 2020		2,310.00	12/01/2019	2,310.00
1	January 2020 billing for Ventana- Common Areas, Ponds, Cul de Sacs maintenance		5,250.00	12/01/2019	5,250.00

Cornerstone

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$7,560.00
Payments/Credits	\$0.00
Balance Due	\$7,560.00

539.00
209 4604
15h

53980
4509
226
NSM

Service Report

Customer: Ventana CDD

Date: 12/19/2019

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
All Ponds		✓	✓				✓				N/A	Low	N/A	Good

Comments: THANK YOU! Happy Holidays :-)

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9496
Invoice Date: Jan 1, 2020
Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Ventana CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/20

[illegible]

Subtotal	3,762.60
Sales Tax	
Total Invoice Amount	3,762.60
Payment/Credit Applied	
TOTAL	3,762.60

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

December 19, 2019

Client: 001470

Matter: 000001

Invoice #: 17811

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
11/25/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
12/12/2019	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE ADOPTION OF RULES OF PROCEDURE AND COPIES OF SAME; UPDATE FILES RE SAME.	0.2	
Total Professional Services			0.3	\$60.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.1	\$30.50
LB	Lynn Butler	0.2	\$30.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/13/2019	Photocopies (135 @ \$0.15)	\$20.25
Total Disbursements		\$20.25

December 19, 2019
Client: 001470
Matter: 000001
Invoice #: 17811

Page: 2

Total Services	\$60.50	
Total Disbursements	\$20.25	
Total Current Charges		\$80.75

PAY THIS AMOUNT

\$80.75

Please Include Invoice Number on all Correspondence

51400
3107

230 *AM*

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Ventana Community Development District
c/o Meritus Districts
2005 PAN AM CIRCLE, SUITE 300
Tampa, FL 33607

January 22, 2020

Client: 001470

Matter: 000001

Invoice #: 17935

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
12/16/2019	JMV	REVIEW COMMUNICATION FROM A. WOLFE; REVIEW COMMUNICATION FROM HILLSBOROUGH COUNTY RE: CDD EXPANSION PETITION; PREPARE MEMO FOR HILLSBOROUGH COUNTY RE: CDD CONTIGUITY.	2.1	
12/16/2019	LB	REVIEW EMAIL FROM A. WOLFE RE QUESTION OF CONTIGUITY OF EXPANSION PARCEL WITH THE DISTRICT; RESEARCH RE SAME; PREPARE DRAFT MEMORANDUM TO THE COUNTY ATTORNEY RE CONTIGUOUSNESS OF THE EXPANSION PARCEL TO THE CURRENT DISTRICT BOUNDARIES; FINALIZE MEMORANDUM RE SAME; PREPARE EMAIL TO A. WOLFE TRANSMITTING SAME TO SEND TO THE COUNTY ATTORNEY AND COUNTY STAFF.	1.3	
1/5/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND DISCLOSURE REPORT.	0.3	
1/9/2020	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			3.9	\$957.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	2.4	\$732.00

January 22, 2020

Client: 001470

Matter: 000001

Invoice #: 17935

Page: 2

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	1.5	\$225.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/15/2020	Photocopies (39 @ \$0.15)	\$5.85

Total Disbursements	\$5.85
---------------------	--------

Total Services	\$957.00
Total Disbursements	\$5.85
Total Current Charges	\$962.85

PAY THIS AMOUNT

\$962.85

Please Include Invoice Number on all Correspondence

51400
3107
DN



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/08/2020
Account: 221006978276

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11002 FERN HILL DR
RIVERVIEW, FL 33578

Current month's charges:	\$74.58
Total amount due:	\$72.28
Payment Due By:	01/29/2020

Your Account Summary

Previous Amount Due	\$70.28
Payment(s) Received Since Last Statement	-\$70.28
Miscellaneous Credits	-\$2.30
Credit balance after payments and credits	-\$2.30
Current Month's Charges	\$74.58
Total Amount Due	\$72.28

Go paperless today!

It'll be the easiest
new year's resolution
you make.

Visit tecoaccount.com
to make the switch.



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Help protect your new electronics with Zap Cap Systems® Premium Service –
advanced surge protection and back-up power.

Receive **free installation** now through March 31, 2020.

Visit tampaelectric.com/zapcap or call **877 SURGE 22** to learn more and sign up.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221006978276

Current month's charges:	\$74.58
Total amount due:	\$72.28
Payment Due By:	01/29/2020
Amount Enclosed	\$

657556092574

00002995 02 AV 0 38 33607 FTECO101082023452310 00000 02 01000000 008 02 9843 004



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6575560925742210069782760000000072284

Account: 221006978276
Statement Date: 01/08/2020
Current month's charges due 01/29/2020

Details of Charges – Service from 12/05/2019 to 01/03/2020

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C58715	01/03/2020	2,342		1,680		662 kWh	1	30 Days

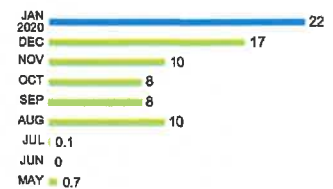
Basic Service Charge		\$18.06
Energy Charge	662 kWh @ \$0.06010/kWh	\$39.79
Fuel Charge	662 kWh @ \$0.03016/kWh	\$19.97
Final Tax Savings Credit		-\$5.10
Florida Gross Receipt Tax		\$1.86
Electric Service Cost		\$74.58

Total Current Month's Charges

\$74.58

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$2.30

Total Current Month's Credits

-\$2.30

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.



Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.

Statement Date: 01/08/2020

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Current month's charges:	\$195.93
Total amount due:	\$195.93
Payment Due By:	01/29/2020

Your Account Summary

Previous Amount Due	\$241.23
Payment(s) Received Since Last Statement	-\$241.23
Current Month's Charges	\$195.93
Total Amount Due	\$195.93

Go paperless today!

It'll be the easiest
new year's resolution
you make.

Visit tecoaccount.com
to make the switch.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Help protect your new electronics with Zap Cap Systems® Premium Service –
advanced surge protection and back-up power.

Receive **free installation** now through March 31, 2020.

Visit tampaelectric.com/zapcap or call **877 SURGE 22** to learn more and sign up.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$195.93
Total amount due:	\$195.93
Payment Due By:	01/29/2020

Amount Enclosed \$
667432599601



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007554076
Statement Date: 01/08/2020
Current month's charges due 01/29/2020

Details of Charges – Service from 12/05/2019 to 01/03/2020

Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: IRR

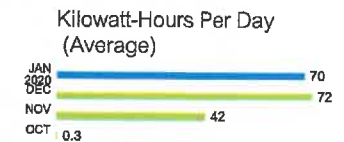
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K31566	01/03/2020	5,740		3,645		2,095 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	2,095 kWh @ \$0.06010/kWh	\$125.91
Fuel Charge	2,095 kWh @ \$0.03016/kWh	\$63.19
Final Tax Savings Credit		-\$16.13
Florida Gross Receipt Tax		\$4.90
Electric Service Cost		\$195.93

Total Current Month's Charges

\$195.93

Tampa Electric Usage History



Important Messages

You have a credit on this month's bill.

Look for the "Final Tax Saving Credit" line item on this bill. A recent federal tax law change enabled Tampa Electric to use savings to cover the costs of restoring power after Hurricane Irma and several other storms. The credit is from savings that remained after storm costs were paid. We are pleased to pass these savings onto our customers.

Annual deposit interest

If you have had a cash deposit with us for more than six months, you'll notice an interest credit on this bill. As long as we hold your deposit, we will continue to pay interest annually.



ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Ventana CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
866	09/28/2019	\$1,500.00	10/12/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	1,500.00

BALANCE DUE**\$1,500.00**

287
51300
5103

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
01/10/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
01/10/2020	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$394.00		0000050612

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/10/20	01/10/20	0000050612	Times	Comm News	Notice of Expansion AffidavitMaterial	1	2x13.00 IN	\$390.00 \$4.00
2 of 4								
51300 4801 MK								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
01/10/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
01/10/2020	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$394.00		0000050612

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received

JAN 15 2020

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

VENTANA CDD
ATTN: MERITUS
2005 PAM AM CIRCLE #300
TAMPA, FL 33607

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

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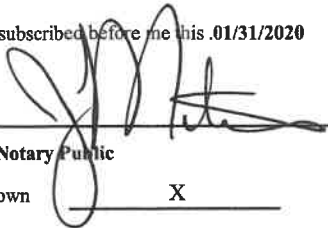
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Expansion** was published in **Tampa Bay Times**: 1/10/20, 1/17/20, 1/24/20, 1/31/20 in said newspaper in the issues of **Tampa Bay Times\Community Newspapers\Brandon**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

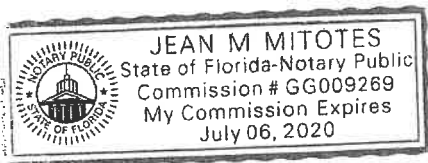
Sworn to and subscribed before me this **01/31/2020**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
To Consider the
Expansion of Ventana Community Development District

DATE: February 11, 2020
TIME: 9:00 a.m.
LOCATION: Boardroom - 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., February 11, 2020, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance to grant a petition to expand the boundaries of the Ventana Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 16-6, AS AMENDED BY ORDINANCE NO. 18-10 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 16-6, AS AMENDED BY ORDINANCE NO. 18-10 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the Ventana Community Development District is comprised of approximately 200.24 acres, located in unincorporated Hillsborough County, between Interstate 75 and Highway 301 and north of Symmes Road. The petitioner has proposed to expand the boundaries of the Ventana Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Copies of the petition, the proposed ordinance and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Citizens Service Center at (813) 272-5900 or TTY (813) 301-7173, at least forty-eight (48) hours prior to the proceedings..

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
01/17/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
01/17/2020	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$390.00		0000050612

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/17/20	01/17/20	0000050612	Times	Comm News	Notice of Expansion	1	2x13.00 IN	\$390.00
<div style="position: relative; height: 400px;"> <div style="position: absolute; top: 10px; left: 10px; font-size: 2em;">2 of 4</div> <div style="position: absolute; bottom: 10px; right: 10px; font-size: 2em; transform: rotate(-45deg);"> 157 51300 4801 </div> </div>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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tampabay.com

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\$390.00		0000050612

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

VENTANA CDD

ATTN: MERITUS

2005 PAM AM CIRCLE #300

TAMPA, FL 33607

Received

JAN 24 2020

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

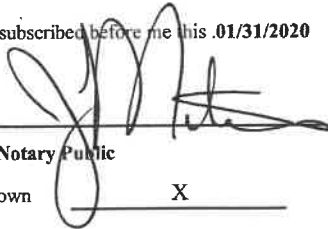
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Signature Affiant

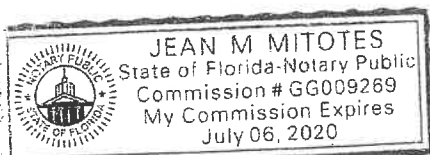
Sworn to and subscribed before me this **01/31/2020**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



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Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 106064	\$ 7,560.00		Pond Mowing - February
First Choice Aquatic Weed Management, LLC	44551	826.00		Waterway Service - January
Meritus Districts	9587	3,752.63		Management Services - February
Meritus Districts	9630	625.00	\$ 4,377.63	Website Administration - October-February
Monthly Contract Sub-Total		\$ 12,763.63		
Variable Contract				
Grau and Associates	19130	\$ 500.00		FY19 Audit - 02/04/20
Stantec	1618875	1,461.25		Professional Services - General Consulting - thru 01/24/20
Variable Contract Sub-Total		\$ 1,961.25		
Utilities				
Tampa Electric	221006978276 020620	\$ 95.45		Electric Service - thru 02/03/20
Tampa Electric	221007554076 020620	266.07	\$ 361.52	Electric Service - thru 02/03/20
Utilities Sub-Total		\$ 361.52		
Regular Services				
Tampa Bay Times	50612 012420	\$ 390.00		Notice of Expansion (3 of 4) - 01/24/20
Tampa Bay Times	50612 013120	390.00		Notice of Expansion (4 of 4) - 01/31/20
Tampa Bay Times	61809 021620	477.00	\$ 1,257.00	Special Meeting - 02/16/20
Regular Services Sub-Total		\$ 1,257.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		

Ventana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 16,343.40		

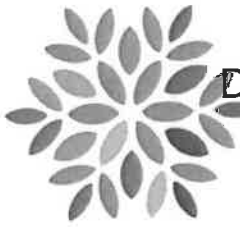
Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Tree Farm 2, Inc.

DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
02/01/2020	10-106064

Invoice Created By

Bill To

Ventana Community Development District
Ventana CDD

Field Mgr/Super:

Ship To

Ventana Tampa, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	Pond Bank Maintenance, #MAINT.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Pond Mowing for February 2020		2,310.00		2,310.00
1	February 2020 billing for Ventana- Common Areas, Ponds, Cul de Sacs maintenance		5,250.00		5,250.00

Cornerstone

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$7,560.00
Payments/Credits	\$0.00
Balance Due	\$7,560.00

Service Report

Customer: Ventana CDD

Date: 1/30/2020

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1,2	✓										N/A	Low	N/A	Good
3		✓			✓		✓				↓	↓	↓	↓
4,5	✓										↓	↓	↓	↓
6		✓		✓			✓	✓			↓	↓	↓	↓
7	✓										↓	↓	↓	↓
8		✓		✓			✓				↓	↓	↓	↓
9		✓		✓			✓				↓	↓	↓	↓

Comments

Picked up trash on #1, #3, #5

THANK YOU!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 9587

Invoice Date: Feb 1, 2020

Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:**Customer ID**

Ventana CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

2/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		3,750.00
		Postage - December		2.63

Subtotal	3,752.63
Sales Tax	
Total Invoice Amount	3,752.63
Payment/Credit Applied	
TOTAL	3,752.63

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9630
Invoice Date: Feb 11, 2020
Page: 1

Bill To:

Ventana CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to:**Customer ID**

Ventana CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		Website Administration		625.00

Subtotal	625.00
Sales Tax	
Total Invoice Amount	625.00
Payment/Credit Applied	
TOTAL	625.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Ventana Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 19130
Date 02/04/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.



INVOICE

Page 1 of 1

Invoice Number 1618875
Invoice Date February 6, 2020
Purchase Order 215613307
Customer Number 138587
Project Number 215613307

Bill To

Ventana CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Ventana CDD
Project Manager Stewart, Tonja L For Period Ending **January 24, 2020**
Current Invoice Total (USD) 1,461.25

Process requisitions

Top Task 2020 2020 FY General Consulting

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 05	Nurse, Vanessa M	6.50	127.00	825.50
Level 06	Nurse, Vanessa M	2.25	127.00	285.75
Level 13	Stewart, Tonja L	2.00	175.00	350.00
Subtotal Professional Services		10.75		1,461.25

Top Task Subtotal 2020 FY General Consulting 1,461.25
Total Fees & Disbursements 1,461.25
INVOICE TOTAL (USD) 1,461.25

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received

FEB 13 2020

51300
3103
AN

Statement Date: 02/06/2020

Account: 221006978276

VENTANA COMMUNITY DEVELOPMENT DISTRICT
11002 FERN HILL DR
RIVERVIEW, FL 33578

Current month's charges:	\$95.45
Total amount due:	\$95.45
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$72.28
Payment(s) Received Since Last Statement	-\$72.28
Current Month's Charges	\$95.45
Total Amount Due	\$95.45



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 221006978276

Current month's charges:	\$95.45
Total amount due:	\$95.45
Payment Due By:	02/27/2020

Amount Enclosed \$

688420235288

Received

FEB 10 2020

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

00003173 02 AV 0.38 33607 FTECO102062023434410 00000 02 01000000 009 02 10554 004



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008



Account: 221006978276
Statement Date: 02/06/2020
Current month's charges due 02/27/2020

Details of Charges – Service from 01/04/2020 to 02/03/2020

Service for: 11002 FERN HILL DR, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C58715	02/03/2020	3,173	2,342	831 kWh	1	31 Days

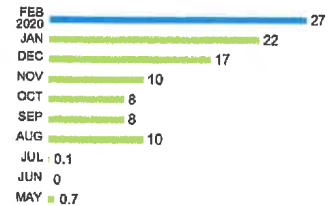
Basic Service Charge		\$18.06
Energy Charge	831 kWh @ \$0.06010/kWh	\$49.94
Fuel Charge	831 kWh @ \$0.03016/kWh	\$25.06
Florida Gross Receipt Tax		\$2.39
Electric Service Cost		\$95.45

Total Current Month's Charges

\$95.45

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00003173-0007382-Page 3 of 8

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



Statement Date: 02/06/2020

Account: 221007554076

VENTANA COMMUNITY DEVELOPMENT DISTRICT
10370 SYMMES RD
RIVERVIEW, FL 33578

Current month's charges:	\$266.07
Total amount due:	\$266.07
Payment Due By:	02/27/2020

Your Account Summary

Previous Amount Due	\$195.93
Payment(s) Received Since Last Statement	-\$195.93
Current Month's Charges	\$266.07
Total Amount Due	\$266.07



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/vip.

NO PURCHASE NECESSARY. Sponsored by TECO Energy, Inc. Enter to win 2/4/20 - 3/6/20. Must be 18 or older. Open to Tampa Electric and Peoples Gas customers only. Additional restrictions apply. See full rules at tecoenergy.com/vip/rules. Void where prohibited.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007554076

Current month's charges:	\$266.07
Total amount due:	\$266.07
Payment Due By:	02/27/2020
Amount Enclosed	\$

674840011490



VENTANA COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007554076
Statement Date: 02/06/2020
Current month's charges due 02/27/2020

Details of Charges – Service from 01/04/2020 to 02/03/2020

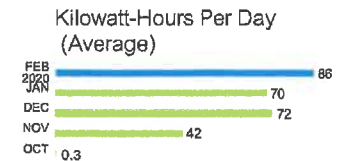
Service for: 10370 SYMMES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Location: IRR

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K31566	02/03/2020	8,414		5,740		2,674 kWh	1	31 Days

Basic Service Charge		\$18.06
Energy Charge	2,674 kWh @ \$0.06010/kWh	\$160.71
Fuel Charge	2,674 kWh @ \$0.03016/kWh	\$80.65
Florida Gross Receipt Tax		\$6.65
Electric Service Cost		\$266.07

Total Current Month's Charges
\$266.07
Tampa Electric Usage History

Important Messages
More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
01/24/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
01/24/2020	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$390.00		0000050612

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/24/20	01/24/20	0000050612	Times	Comm News	Notice of Expansion	1	2x13.00 IN	\$390.00
<div style="position: relative; height: 400px;"> <div style="position: absolute; top: 20px; left: 20px; font-size: 2em;">3 of 4</div> <div style="position: absolute; bottom: 20px; right: 20px; transform: rotate(-15deg); font-size: 1.5em;">51300 4801 DN</div> </div>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
01/24/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
01/24/2020	Deirdre Almeida	99212
Total Amount Due		Ad Number
\$390.00		0000050612

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

Received

JAN 30 2020

REMIT TO:

VENTANA CDD
ATTN: MERITUS
2005 PAM AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

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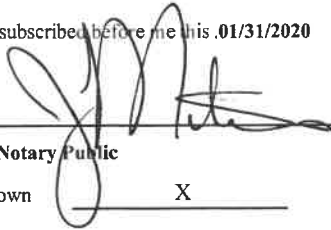
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Expansion** was published in **Tampa Bay Times: 1/10/20, 1/17/20, 1/24/20, 1/31/20** in said newspaper in the issues of **Tampa Bay Times\Community Newspapers\Brandon**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

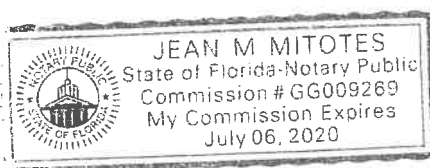
Sworn to and subscribed before me this **01/31/2020**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
To Consider the
Expansion of Ventana Community Development District

DATE: February 11, 2020
TIME: 9:00 a.m.
LOCATION: Boardroom - 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., February 11, 2020, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance to grant a petition to expand the boundaries of the Ventana Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 16-6, AS AMENDED BY ORDINANCE NO. 18-10 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE VENTANA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE NO. 16-6, AS AMENDED BY ORDINANCE NO. 18-10 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the Ventana Community Development District is comprised of approximately 200.24 acres, located in unincorporated Hillsborough County, between Interstate 75 and Highway 301 and north of Symmes Road. The petitioner has proposed to expand the boundaries of the Ventana Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Copies of the petition, the proposed ordinance and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Citizens Service Center at (813) 272-5900 or TTY (813) 301-7173, at least ~~800~~ eight (48) hours prior to the proceedings..

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/31/20		VENTANA CDD	
Billing Date	Sales Rep	Customer Account	
01/31/2020	Deirdre Almeida	99212	
Total Amount Due		Ad Number	
\$390.00		0000050612	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/31/20	01/31/20	0000050612	Times	Comm News	Notice of Expansion	1	2x13.00 IN	\$390.00

51360
4801
AM

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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01/31/20		VENTANA CDD	
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01/31/2020	Deirdre Almeida	99212	
Total Amount Due		Ad Number	
\$390.00		0000050612	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

VENTANA CDD

ATTN: MERITUS

2005 PAM AM CIRCLE #300

TAMPA, FL 33607

Received

FEB 05 2020

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

000050613-01

Tampa Bay Times

tampabay.com

Times Publishing Company

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PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
02/16/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
02/16/2020	Deirdre Almeida	99212
Total Amount Due	Ad Number	
\$477.00	0000061809	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/16/20	02/16/20	0000061809	Times	Legals CLS	Special Meeting	1	2x44 L	\$473.00
02/16/20	02/16/20	0000061809	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x44 L	\$0.00 \$4.00

513.00
418.01
157

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
02/16/20	VENTANA CDD	
Billing Date	Sales Rep	Customer Account
02/16/2020	Deirdre Almeida	99212
Total Amount Due	Ad Number	
\$477.00	0000061809	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

VENTANA CDD
ATTN: MERITUS
2005 PAM AM CIRCLE #300
TAMPA, FL 33607

Received

FEB 20 2020

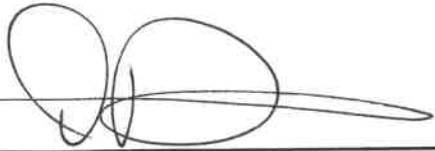
Times Publishing Company
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PO BOX 123396
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Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

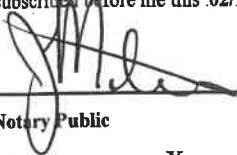
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in **Tampa Bay Times: 2/16/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **02/16/2020**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

VENTANA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING

The Special meeting of the Board of Supervisors (the "Board") of the Ventana Community Development District is scheduled to be held on Thursday, February 27, 2020 at 2:00 p.m., at the office of Meritus Districts, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

A copy of the agenda may be obtained at the offices of the District Manager, Meritus Districts, or by calling Mr. Lamb at (813) 873-7300, during normal business hours. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.ventanacdd.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be an occasion where one or more supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

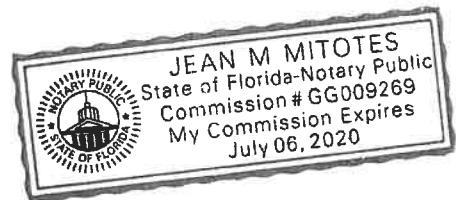
Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813)873-7300 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
 District Manager

Run Date: 02-16-2020

0000061809



Ventana Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2020



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Ventana CDD

Balance Sheet

As of 2/29/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account (Suntrust)	132,476	0	0	0	0	132,476
Investment-Revenue 2018 (6000)	0	654,929	0	0	0	654,929
Investment-Interest 2018 (6001)	0	0	0	0	0	0
Investment-Reserve 2018 (6003)	0	798,863	0	0	0	798,863
Investment-Construction 2018 (6005)	0	0	23	0	0	23
Investment-Amenity 2018 (6006)	0	0	1,627,058	0	0	1,627,058
Investment-Cost of Issuance 2018 (6007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0
Deposits	200	0	0	0	0	200
Construction Work in Progress	0	0	0	12,239,893	0	12,239,893
Amount Avail-Debt Service	0	0	0	0	1,064,825	1,064,825
Amount To Be Provided-Debt Service	0	0	0	0	15,365,175	15,365,175
Other	0	0	0	0	0	0
Total Assets	<u>132,676</u>	<u>1,453,791</u>	<u>1,627,082</u>	<u>12,239,893</u>	<u>16,430,000</u>	<u>31,883,442</u>
Liabilities						
Accounts Payable	2,494	0	0	0	0	2,494
Accounts Payable-Other	0	0	0	0	0	0
Retainage Payable	0	0	49,481	0	0	49,481
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0
Revenue Bonds Payable - 2018	0	0	0	0	16,430,000	16,430,000
Total Liabilities	<u>2,494</u>	<u>0</u>	<u>49,481</u>	<u>0</u>	<u>16,430,000</u>	<u>16,481,975</u>
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,065,386	4,219,753	0	0	5,285,138
Fund Balance-Unreserved	2,108	0	0	0	0	2,108
Investment in General Fixed Assets	0	0	0	12,239,893	0	12,239,893
Other	128,074	388,406	(2,642,152)	0	0	(2,125,672)
Total Fund Equity & Other Credits	<u>130,182</u>	<u>1,453,791</u>	<u>1,577,601</u>	<u>12,239,893</u>	<u>0</u>	<u>15,401,467</u>
Total Liabilities & Fund Equity	<u>132,676</u>	<u>1,453,791</u>	<u>1,627,082</u>	<u>12,239,893</u>	<u>16,430,000</u>	<u>31,883,442</u>

Ventana CDD
Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts-Tax Roll	208,022	207,354	(668)	(0)%
O&M Assmts-Off Roll	132,540	0	(132,540)	(100)%
Total Revenues	340,562	207,354	(133,208)	(39)%
Expenditures				
Financial & Administrative				
District Manager	45,000	18,750	26,250	58 %
District Engineer	3,000	2,530	470	16 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,300	2,074	2,226	52 %
Auditing Services	5,000	500	4,500	90 %
Postage, Phone, Faxes, Copies	500	24	476	95 %
Public Officials Insurance	1,800	2,250	(450)	(25)%
Legal Advertising	1,500	2,041	(541)	(36)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	375	175	200	53 %
Website Maintenance	1,500	2,125	(625)	(42)%
Legal Counsel				
District Counsel	7,000	2,765	4,235	60 %
Electric Utility Services				
Electric Utility Services	100,000	1,146	98,854	99 %
Garbage/Solid Waste Control Services				
Garbage Collection	3,759	0	3,759	100 %
Water-Sewer Combination Services				
Water Utility Services	8,000	0	8,000	100 %
Other Physical Environment				
Property & Casualty Insurance	10,500	2,750	7,750	74 %
Waterway Management Program	15,000	4,130	10,870	72 %
Landscape Maintenance-Contract	96,878	38,020	58,858	61 %
Landscape Maintenance-Other	10,000	0	10,000	100 %
Plant Replacement Program	5,000	0	5,000	100 %
Irrigation Maintenance	5,000	0	5,000	100 %
Pool Maintenance	5,000	0	5,000	100 %
Club Facility Maintenance	7,000	0	7,000	100 %
Total Expenditures	340,562	79,280	261,282	77 %
Excess of Revenues Over (Under) Expenditures	0	128,074	128,074	0 %
Fund Balance, Beginning of Period	0	2,108	2,108	0 %
Fund Balance, End of Period	0	130,182	130,182	0 %

Ventana CDD
Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2018
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts-Tax Roll	1,062,256	648,534	(413,722)	(39)%
DS Assmts-Developer	0	145,409	145,409	0 %
Interest Earnings				
Interest Earnings	0	641	641	0 %
Total Revenues	<u>1,062,256</u>	<u>794,584</u>	<u>(267,672)</u>	<u>(25)%</u>
Expenditures				
Debt Service Payments				
Interest	807,256	406,178	401,078	50 %
Principal	255,000	0	255,000	100 %
Total Expenditures	<u>1,062,256</u>	<u>406,178</u>	<u>656,078</u>	<u>62 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>388,406</u>	<u>388,406</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,065,386	1,065,386	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,453,791</u>	<u>1,453,791</u>	<u>0 %</u>

Ventana CDD
Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2,462	2,462	0 %
Total Revenues	0	2,462	2,462	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,644,614	(2,644,614)	0 %
Total Expenditures	0	2,644,614	(2,644,614)	0 %
Excess of Revenues Over (Under) Expenditures	0	(2,642,152)	(2,642,152)	0 %
Fund Balance, Beginning of Period	0	4,219,753	4,219,753	0 %
Fund Balance, End of Period	0	1,577,601	1,577,601	0 %

Ventana CDD
Statement of Revenues & Expenditures

900 - General Fixed Assets
From 10/1/2019 Through 2/29/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	12,239,893	12,239,893	0 %
Fund Balance, End of Period	<u>0</u>	<u>12,239,893</u>	<u>9,595,279</u>	<u>0 %</u>

Ventana CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Bank Balance	132,475.71
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	132,475.71
Balance Per Books	<u>132,475.71</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1099	1/8/2020	Series 2018 FY20 Tax Dist ID 454	8,027.50	Ventana CDD
1101	1/21/2020	Series 2018 FY20 Tax Dist ID Int	108.30	Ventana CDD
1104	2/3/2020	System Generated Check/Voucher	3,752.63	Meritus Districts
1105	2/3/2020	System Generated Check/Voucher	962.85	Straley Robin Vericker
1106	2/3/2020	System Generated Check/Voucher	390.00	Tampa Bay Times
1109	2/5/2020	Series 2018 FY20 Tax Dist ID 457	5,406.85	Ventana CDD
1107	2/6/2020	System Generated Check/Voucher	826.00	First Choice Aquatic Weed
1108	2/6/2020	System Generated Check/Voucher	390.00	Tampa Bay Times
1110	2/13/2020	System Generated Check/Voucher	500.00	Grau and Associates
1111	2/13/2020	System Generated Check/Voucher	625.00	Meritus Districts
1112	2/13/2020	System Generated Check/Voucher	361.52	Tampa Electric
1113	2/20/2020	System Generated Check/Voucher	1,461.25	Stantec
1114	2/20/2020	System Generated Check/Voucher	390.00	Tampa Bay Times
1115	2/20/2020	System Generated Check/Voucher	7,560.00	Cornestone Solution Group
Cleared Checks/Vouchers			30,761.90	

Ventana CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account (Suntrust)

Reconciliation ID: 02/29/20

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR071	2/4/2020	Tax Distribution - 02.04.20	<u>7,135.57</u>
Cleared Deposits				<u>7,135.57</u>